Karen Johnson Davidson County
Batch# 318980 DEEDWARR
11/25/2019 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20191125-0121533

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-101904

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bethany Gillem	Legacy Home Loans LLC	
(NAME)	(NAME)	
5191 Regent Dr	4004 Hillsboro Pike, Ste 216B	160-03-0-058.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JANE GILLEM HICKMAN, MARRIED AND THOMAS R. GILLEM, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETHANY GILLEM, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Haileywood Estates Section 8B of record in Plat Book 2854, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 239 fronts 91 feet on the West line and 196.5 feet on the East line to a dead line on which it measures 128 feet.

Being the same property conveyed to S. J. Gillem and wife, Naomi B. Gillem by Warranty deed from D. K. McGee and wife, Ruby McGee of record in Book 4569, page 815, Register's Office for Davidson County, Tennessee, dated January 17, 1972 and recorded on January 18, 1972. Further, being the same property conveyed to Jane Gillem Hickman and Thomas R. Gillem by Quitclaim deed from S. J. Gillem and wife, Naomi B. Gillem of record in Book 9953, page 948, Register's Office for Davidson County, Tennessee, dated November 07, 1995 and recorded on February 21, 1996.

Grantors' spouses do not join in the execution of this Deed due to the property never having been their primary marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5191 Regent Dr, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22nd day of November, 2019

Jane Gillem Hickman by Thomas R. Gillem, Attorney-In-Fact

Thomas R. Gillem

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of November, 2019, before me personally appeared Thomas R. Gillem to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jane Gillem Hickman and who acknowledged he executed the same as the free act and deed of the said Jane Gillem Hickman.

Witness my hand and official seal, this the 22nd day of November, 2019.

Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of November, 2019, before me personally appeared Thomas R. Gillem, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of November, 2019.

Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tracey Cerrato, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

