WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF JULY, 2000.**

Notary Public

MY COMMISSION EXPIRES: [illegible] 8, 2004.

(AFFIX SEAL)

Instr:200007240072480 Page: 1 OF 2
REC'D FOR REC 07/24/2000 8:33:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $406.63

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mathew M. Huddleston	**America's Wholesale Lender**	**149-06-43**
(NAME)	(NAME)	
2601 Mt. Laurel Drive	**155 North Lake Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Pasadena, CA 91109**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Craig S. Gibbs and wife Trudi S. Gibbs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mathew M. Huddleston and wife Kelly J. Huddleston**, 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. 57 on the Plan of Pebble Creek Subdivision, Section 5 of record in Plat Book 5210, Page 308, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Craig S. Gibbs and wife Trudi S. Gibbs by deed of record in Instrument No. 20000114005018, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Trudi S. Gibbs by Craig S. Gibbs as her Attorney-In-Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2601 Mt. Laurel Drive, Antioch, TN 37013**

(House Number) (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 **20th day of July, 2000**.

Craig S. Gibbs

Craig S. Gibbs

Trudi S. Gibbs by Craig S. Gibbs, her attorney in fact

Trudi S. Gibbs

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Craig S. Gibbs the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 20th day of July, 2000.

Commission expires: 2-18-04

Notary Public

State of Tennessee County of Davidson

On this 20th day of July, 2000 before me personally appeared Craig S. Gibbs, the person who executed the foregoing instrument on behalf of Trudi S. Gibbs, and acknowledged that he executed the same as the free act and deed of the said Trudi S. Gibbs, through Power of Attorney granted him, by the said Trudi S. Gibbs.

Notary Public

Commission Expires: 2-18-01