Davidson County DEEDWARR
Recvd: 06/06/01 10:45 2pgs
Fees:11.00 Taxes:342.25

20010606-0059208

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Amanda Field
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2001.

Judy A. Hall
Notary Public

MY COMMISSION EXPIRES: 3-30-01

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda Field | SunTrust Bank | 83-10-154 |
| (NAME) 1608 Gartland Ave. | (NAME) 1608 Gartland Avenue | |
| (ADDRESS) Nashville, Tennessee 37206 | (ADDRESS) Nashville, TN 37206 | |
| (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,

**ARLEY J. GIPSON AND WIFE, KATHERINE L. GIPSON,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AMANDA FIELD,**

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. 17 on the plan of W. R. Cornelius, Jr.'s Subdivision of record in Book 57, Page 124, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the southerly margin of Gartland Avenue and extends back between parallel lines 150 feet to a dead line at an alley.

Being the same property conveyed to Arley J. Gipson and wife, Katherine L. Gipson by deed from Charles A. Lawson and wife, Annette Lawson of record in Book 9460, Page 116, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1608 Gartland Avenue, Nashville, TN 37206

(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 31st day of May, 2001.

by Attorney in fact
Arley J. Gipson Karen Hoff
Arley J. Gipson

by Attorney in fact
Katherine L. Gipson Karen Hoff
Katherine L. Gipson

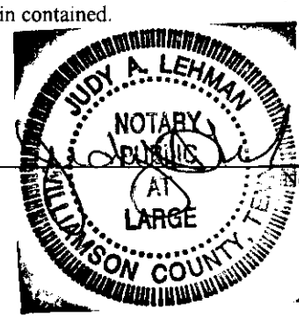
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arley J. Gipson and wife, Katherine L. Gipson, 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 Brentwood , Tennessee this 31st day of May, 2001

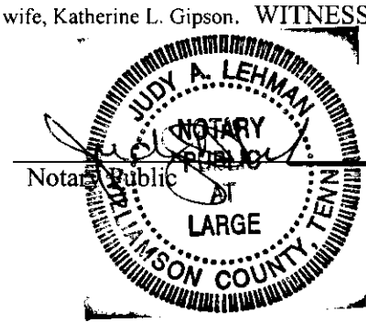
Commission expires: 3-30-03




Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen Hoff, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Arley J. Gipson and wife, Katherine L. Gipson, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Arley J. Gipson and wife, Katherine L. Gipson. WITNESS my hand and Notarial Seal this 31st day of May, 2001.




Notary Public

My Commission Expires 3-30-03