Davidson County DEEDWARR
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Fees:13.00 Taxes:323.94

20050817-0097677

File No. 250800980

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/26/05

(AFFIX SEAL)

LAURA BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autry F Gibbs Jr	Autry F Gibbs Jr	Map: 135 Parcel: 169
(NAME) 2250 Smith Springs Road	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Sue Kilburn Whitecotton, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Autry F Gibbs Jr, unmarried, HEREINAFTER CALLED THE GRANTEE(S), His 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 in the 2nd Civil District of said County, and being on the north side of Smith Springs Road, and beginning 120 feet west of the southwest corner of lot owned by John Myrick, which is in the margin of said road; thence with the northerly margin of Smith Springs Road, 120 feet in a westerly direction to an iron pin; thence in a northerly direction 210 feet to a stake; thence in an easterly direction 120 feet to an iron pin; thence southerly 210 feet to the point of beginning.

Being the same property conveyed to Sue Kilburn Whitecotton (who acquired title as Sue Kilburn, now a single person) by deed from I.E.L. Kilburn, now a single person of record in Deed Book 7488, page 259, Register's Office for Davidson County, Tennessee. Randall C Whitecotton joinsin this Deed for the purpose of conveying and waiving all right, title and interest, if any, he may have in and to the said property.

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

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2250 Smith Springs Road, Nashville, TN 37217
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 15th day of August, 2005.

Sue Kilburn Whitecotton
Sue Kilburn Whitecotton

Randall C Whitecotton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

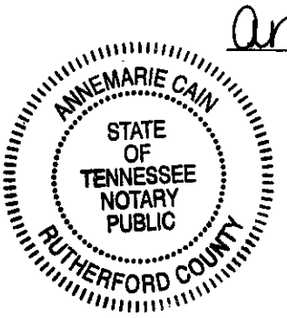
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sue Kilburn Whitecotton and Randall C Whitecotton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of August, 2005.

Commission expires: 2-20-06

Annemarie Cain

Notary Public



File Number: [redacted]0980

RETURN TO:

Cumberland Title

1980 Old Fort Parkway

Murfreesboro, TN 37129