Return to : First Title and Escrow Company, Inc.
File Number 25233

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 15:09 2 pgs
Fees:13.00 Taxes:1009.36
20060406-0039945

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,800

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3rd** DAY OF **April, 2006**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Gragert	~~Rachel Gragert~~ TriStar Bank	**155-08C 65.00 CO**
(NAME) **7144 Poplar Creek Trace**	(NAME) ~~7144 Poplar Creek Trace~~ 719 E. College Street	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) Dickson ~~Nashville, TN 37221~~ 37055	
(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, ~~Garry~~ **G. Gibson and Hala N. Gibson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Gragert, Unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

****wife**

Land in Davidson County, Tennessee, being Lot 65, POPLAR CREEK ESTATES, PHASE TWO Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 339 thru 347 amended in Book 7900, Page 888 thru 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Garry G. Gibson and wife, Hala N. Gibson by Warranty Deed from Daniel A. Nichols and wife, Elysha R.S. Nichols, recorded the 20th day of August, 2004 in Instrument No. 20040820-0101152, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7144 Poplar Creek Trace, Nashville, TN 37221**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **April, 2006.**

Mary A. Gibson

Hala N. Gibson

STATE OF **TN**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named ~~Gary~~ Geary G. Gibson and wife, Hala N. Gibson, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **3rd** of **April, 2006**.

Julie Wilbanks
NOTARY PUBLIC

My commission expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.