Davidson County DEEDWARR
Recvd: 07/12/06 13:52 2 pgs
Fees:13.00 Taxes:325.60

20060712-0083931

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$88,000.00

Julie S. Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2006.

Donna C. Pionk
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie S. Gibson 2220-A Cabin Hill Road Nashville, TN 37214	NEW OWNER	Map 73-07 Parcel 164

For and in 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,

Karen Hall, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Julie S. Gibson, 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. 55A, ON THE ZONE LOT DIVISION OF LOTS 54, 55, 56, 57, AND 58 ON THE PLAN OF CABIN HILL SUBDIVISION, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN BOOK 5200, PAGE 581, AS AMENDED IN BOOK 6250, PAGE 154, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KAREN HALL, UNMARRIED BY DEED FROM LORI C. BICE AND RODNEY J. BICE, WIFE AND HUSBAND, DATED MARCH 26, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030514-0065348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 581 and amended in Book 6250, Page 154, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6430, Page 508, amended in Book 9412, Page 317, Register's Office for Davidson County, Tennessee.
4) Property is subject to Zone Lot Division of Lots 54,55,56,57, and 58 of Cabin Hill, Section One, a Planned Unit Development, Charter of record in Book 6560, Page 154, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6430, Page 530 and in Book 6250, Page 154, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6430, Page 508, and amended in Book 9412, Page 317, said Register's Office.
5) Property is subject to easement for sanitary sewer to Metro Government in Book 6407, Page 273, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2220-A Cabin Hill Road, Nashville, TN 37214
(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 hand(s) this 7th day of June, 2006.

Karen Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen Hall, unmarried, with whom I am personally acquainted, (or who 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 7th day of July, 2006.

Donna C. Plank
NOTARY PUBLIC

My Commission Expires:

DONNA C. PLANK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076