File No. 260700251

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES OCTOBER 12, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/19/06 10:12 2 pgs
Fees:13.00 Taxes:665.63
20060719-0086919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan H. Gibson	Franklin American Mortgage Company	064-15-0-A-019
(NAME) 712 Sweetwater Circle	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(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, I, Joni Bicknese, unmarried HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan H. Gibson, and Wife, Melissa Gibson, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), We HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 50 on the Plan of Revision One, Section One, PLANTATION WALK, as of record in Plat Book 7900, Page 697, amended by surveyors certificate of record in Deed Book 9432, Page 449, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joni Bicknese by deed from Tina Gentry, unmarried of record in Instrument No. 20021009-0123729, recorded October 9, 2002, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 697, amended by survey per Plat Book 9432, Page 449, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9231, Page 719 and Deed Book 9432, Page 449, Register's Office of said County. Plan shows a 20 foot minimum building setback line from Sweetwater Circle together with a designated building site, and a 10 foot easement for public utility purposes along the front line of said low and a 10foot public utility and drainage easement along the rear line of said lot.

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 712 Sweetwater Circle, Old Hickory, TN 37138
(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), We 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), We 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 hands this 14th day of July, 2006.

Joni Bicknese

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joni Bicknese, 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 Mt. Juliet, Tennessee, this 14th day of July, 2006.

My Commission Expires: *

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 260700251

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122