File No. 260800453

WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Darrell D. Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

Davidson County DEEDWARR
Recvd: 09/06/06 09:00 2 pgs
Fees:13.00 Taxes:419.95
20060906-0109790

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell D. Gibson	New South Federal	01700018900
(NAME) 1837 Union Hill Road	(NAME) 210 Automation Way	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Birmingham AL 35210	
(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, **Arles Scott Greene, and Wife, Jennifer Greene**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell D. Gibson**, 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 the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, dated November 29, 1967, as follows:

Beginning at a spike in the center of Union Hill Road, same being the northwesterly corner of the second tract of property conveyed to C.E. Spencer and wife, by deed from Ora C. Tayes, of record in Book 2598, page 598, Register's Office for said County, and a common corner to Miller Lee Harris; thence with said Harris, South 23 deg. 00 min. East 769.3 feet to an iron pin; thence North 23 deg. West 798 feet to a spike in the center of said Union Hill Road; thence with the center of same, South 48 deg. 30 min. West 127 feet to the beginning, containing 2.16 acres.

Being the same property conveyed to Arles Scott Greene and wife, Jennifer Greene, by deed from Betty Jean Blackledge, Sarah Frances Binkley and Odie Richard Fitzgerald being the sole heirs at law and by devise of Richard A. Fitzgerald, of record in Instrument No. 20020206-0016254, Register's Office for Davidson County, Tennessee.

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 1837 Union Hill Road, Goodlettsville, TN 37072
(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 hands this 31 day of August, 2006.

Arles Scott Greene

Jennifer Greene

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ARLES SCOTT GREENE and wife, JENNIFER GREENE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 31 day of August, 2006.

Commission expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

File Number: 260800453

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Goodlettsville, TN 37072