Davidson County DEEDWARR
Recvd: 02/02/07 12:17 2 pgs
Fees:13.00 Taxes:525.40
20070202-0014016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2007.

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bryan K. Patrick
1933 Grants Pass
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
053-00-0-019

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathryn Gibbs, Married, f/k/a Kathryn Scott** * hereinafter referred to as Grantors, hereby transfers and conveys to **Bryan K. Patrick,** a single man, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 123 of Lot 123 on the Plan of Cumberland Station at Wilson Camp, Section Three of as of record in Instrument No. 20040116-0006980, 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 Kathryn Scott by Warranty Deed from Randall Phillips Homes, LLC, of record in Instrument No. 20040602-0064613, Register's Office for Davidson County, Tennessee.

***Richard Gibbs joins in this conveyance to convey any and all of his marital interest in said property.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040116-0006980, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20011015-0112096, Instrument No. 20011017-0113082, Instrument No. 20031030-0159797,

Instrument No. 20031030-0159799; Instrument No. 20031030-0159798 and in Instrument No. 20040213-0017394, Register's Office for Davidson County, Tennessee.

Easements as shown of record in Instrument 20030512-0063102, Register's Office for Davidson County, Tennessee.

Easements as shown of record in Instrument 20040309-0026763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1933 Grants Pass, Madison, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 31st day of January, 2007.

Kathryn Gibbs

Richard Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathryn Gibbs and Richard Gibbs, 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 this 31st day of January, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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