WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/07 10:32 2 pgs
Fees:13.00 Taxes:823.25

20070307-0028070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Feb, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-31-07

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtland N.Douglas	Countrywide	076090A03900C0
(NAME)	(NAME)	
109 Hilary Ct.	750 Old Hickory # 180	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	
(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, Rankin Cecil Gibby Jr. and wife, Karen Gibby, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Courtland N. Douglas, a married man, 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, TN, being Lot No. 39 on the Plan of Chandler Grove, of record in Book 7900, Page 796; amended in Book 7900, Page 802, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rankin Cecil Gibby, Jr., and wife Karen Gibby by Warranty Deed dated May 28, 1999, from David T. Thoryk, and wife Jacqueline E. Thoryk of record in Book 11510, Page 185 and rerecorded in Instrument No. 200002020010742, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Rankin Cecil Gibby Jr. and Karen Gibby by Terry DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070307000 28069, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 109 Hilary Ct., Hermitage, TN 37076

(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 our hands this 28 day of February, 2007.

Rankin Cecil Gibby Jr.

Karen Gibby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28 day of February, 2006, before me personally appeared Terry DeSelms the person who executed the foregoing instrument on behalf of Rankin Cecil Gibby Jr. and Karen Gibby, and acknowledged that they executed the same as the free act and deed of the said Rankin Cecil Gibby Jr. and Karen Gibby, through Power of Attorney granted Terry DeSelms by the said Rankin Cecil Gibby Jr. and Karen Gibby.

Witness my hand and official seal at Nashville, Tennessee this 28 day of February, 2007.

Commission expires:

11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

Notary Public