WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Patty Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/15/11
(AFFIX SEAL)

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laquisa R. Brown	First Horizon Home Loan Corp.	136100B05900CO
(NAME)	(NAME)	
3560 Senaca Forest Drive	1555 W. Walnut Hill Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Irving , TX 75038	
(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, Matthew C. Gibson and wife, Laura B. Gibson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laquisa R. Brown, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 33, on the condominium site plan of Lots 21-40, Section Five, Priest Lake Forest, of record in Book 5200, Page 627, Register's office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Matthew C. Gibson and Laura B. Gibson, by deed of record in Instrument No. 20030128-0011521, 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 3560 Senaca Forest Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 06/04/07 11:23 2 pgs
Fees:13.00 Taxes:369.63

20070604-0065976

MAY. 30. 2007 5:33PM ADVANTAGE TITLE 615-777-2015 NO. 5597 P. 21

Witness our hands this 30th day of May, 2007.

Matthew C. Gibson

Matthew C. Gibson

Laura B. Gibson

Laura B. Gibson

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 Matthew C. Gibson and Laura B. Gibson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2007.

Commission expires: 5/30/07

Krystn T. Hodges

Notary Public

KRYSTN T. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

MAY. 30. 2007 5:33PM ADVANTAGE TITLE 615-777-2015 NO. 5597 P. 22