$ 358.95

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/03/07 16:01 2 pgs
Fees:13.00 Taxes:345.95
20070803-0092960

RUTHERFORD CO., TN
JUDITH C. JACOBS
TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title & Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Gibson	SunTrust Mortgage, Inc.	91-09-0 /255.00
(NAME)	(NAME)	
622 Eastboro Dr.	201 Fourth Avenue N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(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, **Sandra K. McBride,** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Gibson,** 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, Tennessee being Lot No. 7, on the plan of Corlew Subdivision of the T.M. Nall's Subdivision of the B.F. Cockrill Lands, of record in Book 3842, page 165, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the easterly margin of Eastboro Drive and extends back 212.0 feet on the northerly line and 211.3 feet on the southerly line to a dead line in the rear, measuring 67.25 feet thereon.

Being the same property conveyed to Sandra K. McBride, unmarried, by deed from Robert William Vernon, unmarried, dated May 30th 2000, and filed for record in Instrument Number 20000531-0054194, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 844, Page 224, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing of record in Plat Book 3842, Page 165, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

2007 Taxes have been prorated and assumed by the Grantees.

Subject to any and all zoning regulations building restrictions, and setback lines if any, and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 622 Eastboro Dr., Nashville, TN 37209
(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 my hand this 2nd day of August 2007.

Sandra K Mcbride

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Judith C. Jacobs the undersigned, a Notary Public in and for said County and State, the within named Sandra K. McBride the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of August 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

