WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
13597

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth E. Garrett	Ruth E. Garrett	15005030600
(NAME)	(NAME)	
342 Clearwater Drive	342 Clearwater Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Joseph W. Gibbs, Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate Office of Davidson County, Tennessee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth E. Garrett, Unmarried, 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. 35A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division Lot Nos. 10-16 and 18-43, as of record in Book 6250, page 111, and revised Zone Lot Division Edge-O-Lake, Section 21, Lot Nos. 10-16 and 18-43, as of record in Book 6900, page 256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph W. Gibbs, Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate Office of Davidson County Tennessee, by deed of record in Book 7741, Page 650, 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 342 Clearwater Drive, Antioch, TN 37013

(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 successors, assigns. 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.

Notwithstanding the foregoing, Joseph W. Gibbs, as Trustee of the Anne Armstrong Gant Family Trust, shall have no personal liability to the Grantee hereunder or otherwise with respect to the Property.

Davidson County DEEDWARR
Recvd: 08/16/07 13:15 2 pgs
Fees:13.00 Taxes:307.10
20070816-0098035

Witness my hand this 10th day of August, 2007.

Joseph W. Gibbs , Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate Office of Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10th day of August, 2007, before me, personally appeared Joseph W. Gibbs as Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate Office of Davidson County, Tennessee, to me known to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

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

Commission expires:

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds