Davidson County DEEDWARR
Recvd: 03/06/08 13:40 4 pgs
Fees:23.00 Taxes:838.05
20080306-0022725

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Janet S. Tibbs
128 Carriage Court
Brentwood, TN 37027

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 171-3-A
PARCEL 222CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jonathan S. Carson and wife, Sarah R. Carson**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Janet S. Tibbs, unmarried,** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Phase Two, Section Five, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 578, as amended as Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jonathan S. Carson and wife, Sarah R. Carson, by deed from Stephanie J. Reim, unmarried, of record as Instrument No. 20050418-0043054, dated April 15, 2005, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 128 Carriage Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 4th day of March, 2008.

Jonathan S. Carson

Sarah R. Carson

STATE OF CA)
COUNTY OF Placer)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jonathan S. Carson and Sarah R. Carson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 4 day of March, 2008.

Notary Public

My Commission Expires: 3-6-09

NICOLE BRYANT
Commission # 1557169
Notary Public - California
Placer County
My Comm. Expires Mar 6, 2009

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~DAVIDSON~~ Placer

The actual value or consideration, whichever is greater, for this transfer is $226,500.00.

Jonathan S. Carson

AFFIANT

Subscribed and sworn to before me
this 4th day of March, 2008.

Nicole Bryant

NOTARY PUBLIC

NICOLE BRYANT
Commission # 1557169
Notary Public - California
Placer County
My Comm. Expires Mar 6, 2009

My Commission Expires: 3-6-09

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

