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Davidson County DEEDWARR
Recvd: 06/09/08 13:19 2 pgs
Fees:13.00 Taxes:567.95

20080609-0059068

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen S. Parman	Fifth Third Mortgage Company	**102-4-16**
(NAME)	(NAME)	
606 Galaxie Drive	5050 Kingsley Drive MD 1 MOB 2S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati, OH 45263	
(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, **Brian Christianson, and spouse Nicole Christianson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen S. Parman, an unmarried woman and James B. Gibson, Jr. an unmarried may as joint tenants with rights of survivorship**, 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. 1118 on the Plan of Charlotte Park , Section 14 of record in Book 3300, page 29 and 30, Register's Office for said County.

SAID Lot No. 1118, which is a corner lot, fronts 99.3 feet on the northeasterly margin of Galaxie Drive and fronts 120.1 feet on the southeasterly margin of Ranchero Drive, said frontages being joined by a curve having a length of 39.4 feet, and extends back 115.8 feet on the northeasterly line and 126.0 feet on the southeasterly line, to a point of intersection.

BEING the same property conveyed to Brian Christianson and spouse, Nicole Christianson by Warranty Deed from Gregory H. Zimmerman and wife, Kathryn R. Zimmerman dated June 25, 2002 in Instrument No. 20020626-0076951 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as **606 Galaxie Drive, 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 our hands this **6th day of June, 2008**.

Brian Christianson

Nicole Christianson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Brian Christianson, and spouse Nicole Christianson with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public