File No. 290500475

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/09 13:55 3 pgs
Fees:18.00 Taxes:758.50
20090622-0057974

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE 2009

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.

(AFFIX SEAL)

JULIA A. GRANT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan S. Gibson	SunTrust Mortgage	Map 087-01-0B Parcel 011.00 CO
(NAME) 2149 Christina Court	(NAME) 401 Commerce St, Ste 6100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **American Security Bank & Trust Company,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Jonathan S. Gibson and wife, Nina S. Gibson,** 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. 11 on the Revised Plat of Monticello of record as Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to American Security Bank & Trust Company by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee of record in Instrument 20080625-0065278 on June 12, 2008 and filed for record on June 25, 2008, Register's Office for Davidson County, Tennessee. Also Being part of the same property conveyed to Corinthian Custom Homes, Inc. by Quitclaim Deed from Thurman R. Williamson and spouse, Joann S. Williamson of record in Instrument 20040102-0000550 on 12/16/2003 and filed for record on June 2, 2004, Register's Office for Davidson County, Tennessee. Also Being part of the same property conveyed to Corinthian Custom Homes, Inc. by Warranty Deed from Thurman R. Williamson and spouse, Joann S. Williamson of record in Instrument 20040102-0000549 on December 17, 2003 and filed for record on January 2, 2004, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years; Restrictions of record in Instrument 20060912-0112994, Instrument 20060927-0119791, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement to Nashville of record in Instrument 20040702-0078871, Register's Office for Davidson County, Tennessee; Sewer Easement to Nashville of record in Instrument 20061120-0143548, Register's Office for Davidson County, Tennessee; All matters as set forth per Instrument 20060417-0043313, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2149 Christina Court, Hermitage, TN 37076
(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 and or our assigns, 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 15th day of June 2009

American Security Bank & Trust Company

C. Richard Bobo

C. Richard Bobo, Chief Credit Officer

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared C. Richard Bobo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Credit Officer of American Security Bank and Trust Company, the within named bargainor, a corporation, and that he as such Chief Credit Officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Credit Officer.

Witness my hand at office this 15th day of June, 2009.

Commission expires: ~~September 17, 2011~~

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
December 18, 2012

Sandra D Jackson

~~Julia A Hirt~~ Notary Public

(seal)

File Number: 290500475

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, 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 according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.