RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2010.

NOTARY PUBLIC

My commission expires: 6-5-2012

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

BILL GARRETT, Davidson County
Trans:T20100034806 DEEDWARR
Recvd: 06/08/10 11:53 2 pgs
Fees:13.00 Taxes:624.93
20100608-0044431

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY GIPSON 708 Sweetwater Circle Old Hickory, TN 37138	Same address as new owner	MAP 064-15-0-A-020.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY EIGHT THOUSAND NINE HUNDRED AND NO/100 ($168,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RAQUEL E. PEREZ, also known as RAQUEL E. PEREZ-MOLLOY and husband, MICHAEL P. MOLLOY,** hereinafter called the Grantors have bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY GIPSON, a married man and wife, JENNIFER GIPSON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and BEING Lot No. 51 on the Plan of Revision One, Section One, Plantation Walk as shown by plat of record in Plat Book 7900, page 697, and corrected in Book 9432, Page 449, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raquel E. Perez and husband, Michael P. Molloy, by Warranty Deed from Tony Vestal and Julianne Vestal, dated May 31, 2005 and filed for record on June 2, 2005, of record in Instrument No. 20050602006281 5, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters as shown on plat of record in Plat Book 7900, page 697 and corrected in Book 9432, Page 449; to restrictive covenants of record in Deed Book 9231, Page 719, Deed Book 9547, Page 904; to Charter of Homeowner's Association as shown of record in Book 9315, Page 723 to any and all easements of record; all of the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 708 Sweetwater Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which are not yet due or payable and have been pro-rated and will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 4th day of June, 2010.

RAQUEL E. PEREZ

MICHAEL P. MOLLOY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Raquel E. Perez and Michael P. Molloy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of June, 2010.

Notary Public

My commission expires:

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010