WARRANTY DEED

Prepared By + Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-28-12

(AFFIX SEAL)

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Spence	New Owner	14702003900
(NAME)	(NAME)	
4866 Lynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110048589 DEEDWARR
Recvd: 08/09/11 09:29 2 pgs
Fees:13.00 Taxes:370.00

20110809-0061180

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Gibson, Co-Trustee and Connie Gibson, Co-Trustee of The John Gibson Property Trust dated April 22, 2011**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joshua Spence and Ashton Spence**, hereinafter called the GRANTEE(S), their heirs and/or 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. 74 on the Plan of Elysian Park, as of record in Plat Book 2331, page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John T. Gibson Jr. by Deed from John R. Tyree and wife, Ferriss C. Bailey, dated 10/28/1960 and filed for record on 11/09/1960 in Book 3158, Page 611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Gibson and Connie Gibson, Co-Trustees of the John Gibson Property Trust u/a/d April 22, 2011 by Deed from John T. Gibson, Jr., dated 04/30/2011 and filed for record on 05/03/2011 in Instrument 201105030033674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes and subsequent years, a lien, not yet due and payable. All matters as set forth per Plat Book 2331, Page 32, said Register's Office.

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 4866 Lynn Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 4th day of August, 2011.

The John Gibson Property Trust
u/a/d April 22, 2011

By: Thomas Gibson, Co-Trustee

By: Connie Gibson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gibson, Co-Trustee and Connie Gibson, Co-Trustee, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of The John Gibson Property Trust dated April 22, 2011, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal, at office in Franklin, Tennessee, on this 4th day of August, 2011.

NOTARY PUBLIC

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-28-12

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