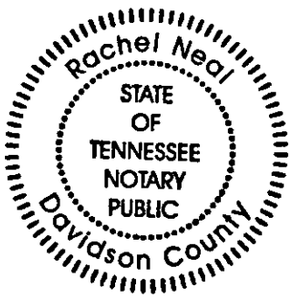
WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$238,900.00.**

Affiant

Subscribed and sworn to before me this 26 day of August, 2011

Notary Public
My Commission expires: 07/08/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael W. Gibbs	New Owner	08302020300
1524 Douglas Avenue		
Nashville, Tennessee 37206	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jason M. Daniels, married** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael W. Gibbs, unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 90 in Dr. E.T. Brown Subdivision of Lots Nos. 21 through 26, Brownsville Addition, a plan of which is subdivision is of record in Book No. 332, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Daniels, unmarried, by Warranty Deed from Peter Connerth dated 1/19/07 of record in Instrument Number 20070129-0011301, Register's Office for Davidson County, Tennessee.

Jina Daniels joins this conveyance to convey any and all interest she may have in said property, including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue but are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 332, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **1524 Douglas Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 26, 2011.

BILL GARRETT, Davidson County
Trans:T20110054650 DEEDWARR
Recvd: 09/02/11 14:10 2 pgs
Fees:13.00 Taxes:883.93
20110902-0068386

Jason M. Daniels

Jina Daniels

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason M. Daniels and Jina Daniels** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 26, 2011

My commission expires 1-6-14

Notary Public

