WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Brenda Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2011

Notary Public

MY COMMISSION EXPIRES: 12/28/13
(AFFIX SEAL)

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Gibson and Sarah Gibson	People's Home Equity Inc.	08306037200
(NAME)	(NAME)	
508 N. 18th Street	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Suite 1-285	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
	Brentwood, TN 37027	

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, I/WE, **David Stein and wife, Jayne Stein,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Gibson and Sarah Gibson,** husband and wife, 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 the North Part of Lot #7 on the Map of WL Horn's Spout Spring Addition, of record in Book 57, page 106, Register's Office for Davidson County, Tennessee. Said Part of said property fronts 100 feet on the West Side of North 18th Street and runs back between parallel lines 169 feet along the south side or line of Lot #8 to the center of an alley.

Being the same property conveyed to David Stein, a married man, by Warranty Deed from Noble Properties, Inc., dated June 1, 2009 and filed of record on June 2, 2009 in Instrument Number 20090602-0050870, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 508 N. 18th Street, Nashville, TN 37206

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110073413 DEEDWARR
Recvd: 11/21/11 08:52 2 pgs
Fees:13.00 Taxes:906.50
20111121-0090755

Witness our hands this **16th** day of **November, 2011**

David Stein by Kelly Callaghan as attorney in fact

David Stein by Kelly Callaghan as Attorney in Fact

Jayne Stein by Kelly Callaghan as attorney in fact

Jayne Stein by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of November, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of David Stein, and who acknowledged that she executed the same as the free act and deed of the said David Stein, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20111121-0090754 said Register's Office.

Witness my hand and official seal this 16th day of November, 2011.

Lisa M. Sheppard

NOTARY

My Commission Expires: 6-30-14

Lisa M Sheppard State of Tennessee Notary Public Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of November, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jayne Stein, and who acknowledged that she executed the same as the free act and deed of the said Jayne Stein, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20111121-0090754 said Register's Office.

Witness my hand and official seal this 16th day of November, 2011.

Lisa M. Sheppard

NOTARY

My Commission Expires: 6-30-14

Lisa M Sheppard State of Tennessee Notary Public Rutherford County