File Box 8

PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

104 Woodmont Blvd., Suite 100

*Nashville, Tennessee 37205*

*Phone (615) 298-3312 - Fax 292-8746*



BILL GARRETT, Davidson County
Trans:T20110074298 DEEDWARR
Recvd: 11/23/11 13:01 2 pgs
Fees:13.00 Taxes:1350.50

20111123-0091816



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 51079
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Peter D. Gibbons<br>Maria M. Gibbons<br>22 Bridlington Court<br>Brentwood, Tennessee 37027 | Wells Fargo Bank, NA<br>P O Box 100515<br>Florence, South Carolina 29502-0515 |

**TAX MAP-PARCEL NUMBERS:** 160110A05600CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$365,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hans Grasman and spouse, Maria H. Grasman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter D. Gibbons and spouse, Maria M. Gibbons** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phases II, III and IV Hemmingwood of record in Book 6900, page 6, 7 and 8 Register's Office for said County.

Said Lot No. 56 fronts 98.08 feet on the broken southerly margin of Bridlington Court and extends back 188.97 feet on the easterly line and 157.67 feet on the westerly line to a dead line in the rear, measuring 108.00 feet thereon.

Being the same property conveyed to Maria H. Grasman and spouse, Hans Grasman by warranty deed from William g. High and wife, Jo Lynn High, dated June 30, 2003 and recorded on July 1, 2003 of record in Doc. No. 20030701-0090928, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 6, 7 and 8, said Register's Office, which Plan shows a 20 foot minimum building setback line from Bridlington Court together with a designated building area, and 10 foot easement for public utility and drainage purposes along the front and rear lines of said lot, with a fire hydrant located on the easterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 22 Bridlington Court, Brentwood, Tennessee 37027**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of November, 2011

Hans Grasman

Maria H. Grasman

**State of** TENNESSEE
**County of** DAVIDSON

On this 15th day of November, 2011 , before me the undersigned authority, personally appeared Hans Grasman and Maria H. Grasman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Sworn and subscribed before me this the 17th day of November, 2011

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public