BILL GARRETT, Davidson County
Trans:T20120015132 DEEDWARR
Recvd: 03/01/12 11:18 2 pgs
Fees:13.00 Taxes:945.35
20120301-0018018

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater; for this transfer is **$255,500.00**

Boriss Martin
Affiant

Subscribed and sworn to before me, this the 29th day of February, 2012.

Connie Taylor
Notary Public

My commission expires: 9.21.2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Don Gibson **Danielle C. Gibson**	Franklin Americanmtg	**Map 103-10-0 Parcel 050.00**
703 Canebrake Drive	501 Corporate Centre Dr.	
Nashville, TN 37209	Suite 400 Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Ealey Goldammer and wife, Elizabeth Ann Goldammer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Don Gibson and Danielle C. 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 Lot No. 65, on the Plan of Section 4, Brookside Courts Addition No. 4, of record in Book 2083, Page 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Benjamin Ealey Goldammer and wife, Elizabeth Ann Goldammer, by Deed from Grady E. Cannon and wife, Brenda A. Cannon, of record in Instrument No. 20061006-0124377, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Elizabeth Ann Goldammer, pursuant to a Power of Attorney executed by her on the 8th day of February, 2012, of record in Instrument No. 20120301-0018017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **703 Canebrake Drive, Nashville, TN 37209**

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 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 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.

Witness my/our hand(s) this 29th day of **February, 2012.**

Benjamin Ealey Goldammer

Elizabeth Ann Goldammer

Elizabeth Ann Goldammer by Benjamin Ealey Goldammer, Attorney-in-Fact

by attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Ealey Goldammer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **February, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Benjamin Ealey Goldammer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Elizabeth Ann Goldammer**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Elizabeth Ann Goldammer**, for the purpose therein contained, by signing the name of **Elizabeth Ann Goldammer**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **February, 2012.**

Notary Public

My Commission expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.