BILL GARRETT, Davidson County
Trans:T20120022189 DEEDWARR
Recvd: 03/27/12 13:03 2 pgs
Fees:13.00 Taxes:813.63

20120327-0025993

WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **March, 2012**

Notary Public

MY COMMISSION EXPIRES: 5/4/15
(AFFIX SEAL)

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Susan Cripps	New American	~~167N/F/065~~ XXXXXXXX
(NAME)	(NAME)	
405 South 17th Street	841 Seahaven Circle,	08314031100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach VA, 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **J. David Gamble**, and wife, Lisa Gamble, hereinafer called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Susan Cripps**, 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. 48 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the easterly side of South 17th Street and runs back between parallel lines with the northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to J. David Gamble, an unmarried man, by Warranty Deed from Norbert J. Kiefer and wife, Phyllis Kiefer, dated June 28, 2006 and filed on July 10, 2006 in Instrument Number 20060710-0082537, 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 405 South 17th 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.

Witness our hands this **14th** day of **March, 2012**

J. David Gamble

Lisa Gamble

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **J. David Gamble and Lisa Gamble**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **March, 2012**

Notary Public

My commission expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY