WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120024360 DEEDWARR
Recvd: 04/04/12 09:23 2 pgs
Fees: 13.00 Taxes: 1082.25

20120404-0028428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **2nd** day of **April, 2012**

Notary Public

MY COMMISSION EXPIRES: 3-05

(AFFIX SEAL)

MARY BIRTHRONG NOTARY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Matthew Gibson and Amanda Carter	Peoples Home Equity, Inc.	172090A11700CO
(NAME)	(NAME)	
721 North Wickshire Way	215 Ward Circle, Ste. 101	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Janie L. Blackburn**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Gibson, an unmarried man and Amanda Carter**, an unmarried woman, 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. 117, on the Plan of Banbury Crossing, Section Three, a planned unit development, of record in Book 9700, pages 665 and 666, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

There is a conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Banbury Crossing, Section Three, a planned unit development, as said areas are set forth and defined in Restrictions of record in Book 10369, page 49 and Book 10962, page 516, and Charter of record in Book 11187, page 575; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to James D. Blackburn and wife, Janie L. Blackburn by Warranty Deed from Clifford Wilson and wife, Kimberly M. Wilson dated October 2, 2003 and recorded in Instrument No. 20031006-0147380, in the Register's Office of Davidson County, Tennessee. James D. Blackburn having since died 11/04/09 leaving spouse as tenant by the entirety.

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 721 North Wickshire Way, Brentwood, TN 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 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 **2nd** day of **April, 2012**

Janie L. Blackburn

Janie L. Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Janie L. Blackburn**, 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 **2nd** day of **April, 2012**

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 5-4-15