WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041636 DEEDWARR
Recvd: 06/06/12 09:51 2 pgs
Fees:13.00 Taxes:397.75

20120606-0049315

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/16/13

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek R. Gibson	Fifth Third Mortgage Company	13412000100
(NAME)	(NAME)	
444 Ezell Pike	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret P. Headrick, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Derek R. Gibson**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 3, on the plan of Bowood Heights, of record in Plat Book 2331, Page 47, said Register's Office, reference to which is hereby made for a more complete description.

Included in the above description but expressly excluded therefrom is that certain conveyance to the State of Tennessee in Book 8595, Page 903, said Register's Office.

Being part of the same property conveyed to Earl M. Headrick and wife, Margaret P. Headrick by Deed from Nellie Henderson Grisham and William Peyton Grisham, dated 03/01/1962 and filed for record on 03/14/1962 in Book 3346, Page 321, Register's Office for Davidson County, Tennessee. The said Earl M. Headrick having since died on October 16, 2001, leaving Margaret P. Headrick as his sole surviving spouse and sole owner of said property.

All matters as set forth per Plat Book 2331, Page 47, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4986, Page 244, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 8549, Page 522, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 444 Ezell Pike, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 hand this 1st day of June, 2012.

Margaret P Headrick

Margaret P. Headrick

State of Tennessee
County of Wilson

Personally appeared before me Margaret P. Headrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2012.

Notary Public

My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122