RECORD AND RETURN TO:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049018 DEEDWARR
Recvd: 07/03/12 11:13 2 pgs
Fees:13.00 Taxes:714.10
20120703-0058436

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF June, 2012

Notary Public

MY COMMISSION EXPIRES: October 8, 2012

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Cynthia R. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin M. Phinisee Jr.	Pinnacle National Bank	181-03-0A-027.00
(NAME)	(NAME)	
6629 Broken Bow Drive	150 3rd Ave. South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(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, we, **James Duncan Gibson and wife, Tracy S. Gibson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melvin M. Phinisee, Jr., and Billie Jean Phinisee, husband and wife**, hereinafter called the GRANTEE(S), their 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. 27, on the Subdivision Plat, Section One, INDIAN CREEK ESTATES, as shown by plat appearing of record in Plat Book 9700, Pages 556 & 557, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James Duncan Gibson and wife, Tracy S. Gibson by Warranty Deed dated August 26, 1998, from Eugene A. Collins and filed for record on September 3, 1998, in Book 11097, Page 744, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Pages 556 & 557; Subject to all matters as set forth on the Boundary plat of record in Plat Book 9700, Page 391; subject to Restrictive Covenants of record in Book 10752, Page 553, and Amendment in Instrument No. 20000727-0074152; subject to Easement as shown of record in Book 6549, Page 403; subject to Storm Water Detention Agreement of record in Book 10729, Page 380; subject to Charter of the Indian Creek Homeowner's Association of record in Book 11031, Page 79, subject to Conveyance of Common Areas/Spaces to Homeowner's Association of record in Book 11033, Page 519; subject to any applicable Homeowner's Association Dues and subject to By-Laws of record in Book 11033, Page 509 and Amendment in Instrument No. 20000727-0074153, all of record in the Register's Office for Davidson County, Tennessee.

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 ☐

File No.: 01291-1660
SMG TN Warranty Deed

This is improved ☑ property, known as 6629 Broken Bow Drive, Antioch, TN 37013
(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), their 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), their 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 our hands this 28th day of June, 2012.

James Duncan Gibson

Tracy S. Gibson

State of Tennessee
County of Williamson

Personally appeared before me James Duncan Gibson and Tracy S. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public Escrow Officer
My Commission Expires: 4/23/2015

DEBBIE A. MEADOWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067