PREPARED BY (AND RETURN TO):

BOX 10-A

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


# *WILKINS & IVEY*

*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 52118
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| William Don Gibson<br>Danielle C. Gibson<br>5660 Kendall Drive<br>Nashville, Tennessee 37209 | NEW OWNER |

**TAX MAP-PARCEL NUMBERS: 10306000400**

BILL GARRETT, Davidson County
Trans:T20120100004 DEEDWARR
Recvd: 12/31/12 13:22 2 pgs
Fees:13.00 Taxes:943.50
20121231-0120735

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$255,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew J. Lenneman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Don Gibson and Danielle C. Gibson, Husband and Wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the a plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 15 fronts 70 feet on the northwesterly margin of Kendall Drive and extends back 189.3 feet on the northeasterly line and 165.8 feet on the southwesterly line to a broken line in the rear, measuring 106.8 feet thereon. Together with and subject to easements for driveway purposes of record in Book 5219, page 425 and Book 5269, page 795, said Register's Office.

Being the same property conveyed to Andrew J. Lenneman by Warranty Deed from Hewitt B. Brooks and spouse, Lauren B. Brooks, dated September 28, 2007 and recorded on Oct. 1, 2007, of record in Doc. No. 20071001-0116489, Register's Office for Davidson County, Tennessee.

Carrie Geisberg Lenneman, spouse of Andrew J. Lenneman, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendal Drive and a 15 foot easement for public utility purposes along the rear line of said lot, together with a utility power line lying therein. Subject to an easement for driveway purposes located on the northeasterly front corner of said lot of record in Book 5219, page 925, said Register's Office. Subject to an easement for driveway purposes located on the southeasterly front corner of said lot of record in Book 5269, page 795m said Register's Office.

**This is improved property, known as: 5660 Kendall Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of December, 2012.

Andrew J. Lenneman

Carrie Geisberg Lenneman

**State of Kentucky**
**County of Jefferson**

On this 21 day of December, 2012 , before me the undersigned authority, personally appeared **Andrew J. Lenneman and Carrie Geisberg Lenneman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 4/24/16

S. Mitchell
Notary

NOTARY PUBLIC STATE AT LARGE

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$265,000.00~~ $255,000.00

Mrs Heather Risley
Affiant

Sworn and subscribed before me this the 27th day of December, 2012

Kathy Snider
Notary Public

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014