WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032787 DEEDWARR
Recvd: 04/22/13 11:48 2 pgs
Fees:13.00 Taxes:906.50
20130422-0039730

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Kristen Michelle ~~Tubbs~~ Tibbs	Farmington Financial Group, LLC	087020A02100CO
(NAME)	(NAME)	
320 Landings Way	2002 Richard Jones Rd Ste. 300A	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122-7469	Nashville, TN 37215	
(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, **David F. Oliver and Renae M. Oliver, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristen Michelle Tibbs and George Wasington Tibbs, wife and husband**, 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 Lot No. 47, on the Final Plat of Cobblestone Landing Phase I, of record in Instrument No. 200508220099471, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David F. Oliver and Renae M. Oliver, husband and wife by Deed from April Lee Idleburg, unmarried, dated 01/31/2012 and filed for record on 02/07/2012 in Instrument 201202070010779, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200508220099471, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200508290103476, said Register's Office. Said restrictions were amended in Instrument 201010050079535 and 201010290086759, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 5168, Page 910, said Register's Office.
Easement of record in Book 7079, Page 196, said Register's Office.
Rerecorded Easement of record in Book 7083, Page 435, said Register's Office.
Amendment to Easement of record in Book 7607, Page 135, said Register's Office.
Joint Access and Public Utility Easement of record in Book 8190, Page 75, said Register's Office.
Water Line Easement of record in Book 11476, Page 233, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 11476, Page 235, said Register's Office.
Storm water Detention Agreement of record in Instrument 200311060163210, said Register's Office.

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 320 Landings Way, Mount Juliet, TN 37122-7469
(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 17th day of April, 2013.

David F. Oliver

Renae M. Oliver

State of Mississippi
County of Rankin

Personally appeared before me David F. Oliver and Renae M. Oliver, 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 17th day of April, 2013.

Kathryn L. Wolfe
Notary Public
My Commission Expires: Feb. 28, 2015

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 32002 KATHRYN L. WOLFE Commission Expires Feb. 28, 2015 RANKIN COUNTY

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