BILL GARRETT, Davidson County
Trans:T20130043634 DEEDWARR
Recvd: 05/24/13 10:13 2 pgs
Fees:13.00 Taxes:1406.00
20130524-0052719

WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-10-

(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darla Pendergrass and Leslie Pendergrass	Sumner Bank and Trust	130 11 0A 056.00
(NAME) 22 Bridlington Court	(NAME) 967 A Grassland Place	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Gallatin, TN, 37066	
(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, WE, **Peter D. Gibbons and Maria M. Gibbons, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darla Pendergrass and Leslie Pendergrass, husband and wife**, 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. 56 on the Plan of Phases II, III and IV Hemmingwood of record in Book 6900, page 6, 7 and 8, Register's Office for said County.

Said Lot No. 56 fronts 98.08 feet on the broken southerly margin of Bridlington Court and extends back 188.97 feet on the easterly line and 157.67 feet on the westerly line to a dead line in the rear, measuring 108.00 feet thereon.

Being the same property conveyed to Peter D. Gibbons and spouse, Maria M. Gibbons by deed from Hans Grasman and spouse, Maria H. Grasman dated November 15, 2011 of record in Instrument No. 20111123-0091816, Register's Office of Davidson County, Tennessee.

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 X property, known as 22 Bridlington Court, 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 17th day of May , 2013.

Peter D. Gibbons

Maria M. Gibbons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Peter D. Gibbons and Maria M. Gibbons**, 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 17th day of May, 2013.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-10-16