BILL GARRETT, Davidson County
Trans:T20130086250 DEEDWARR
Recvd: 10/04/13 15:20 2 pgs
Fees:13.00 Taxes:222.00
20131004-0104772

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronda A. Cook	Ronda A. Cook	096 14 0 026.00
(NAME)	(NAME)	
611 Carter Street	611 Carter Street	
(ADDRESS)	(ADDRESS)	
Harriman, TN 37748	Harriman, TN 37748	
(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, I/WE, **Craig W. Gibson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RONDA A. COOK, UNMARRIED**, 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. 116 on the Plan of Twin Lawn Subdivision, which is of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Craig W. Gibson by Quitclaim Deed from Cynthia L. Gibson dated October 26, 2007, of record in Instrument No. 20071108-0131912, Register's Office for 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 ☒ property, known as 2842 Twin Lawn, Nashville, TN 37214

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 1 **day of** October, **2013.**

Craig W. Gibson

STATE OF ~~FLORIDA~~ TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Craig W. Gibson** 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 1 **day of** October, **2013.**

Notary Public

My commission expires: ROBBIN TEASLEY
Notary Public
Davidson County, State of Tennessee
My Commission Expires September 9, 2014

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