BILL GARRETT, Davidson County
Trans:T20130093783 DEEDWARR
Recvd: 11/01/13 14:57 2 pgs
Fees:13.00 Taxes:1091.50

20131101-0113836

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$295,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF October, 2013
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6-3-14
| (AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Gibson Penny S. Gibson Pamela Strube 1001 E Point Cove Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. Suite 400 Franklin, TN. 37067	Map 098.13-0C Parcel 016.00 CO

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,

Paul Griffin Scoggin and wife, Pamela Strube

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael G. Gibson and wife, Penny S. Gibson and Pamela Strube, as Tenants in Common with Rights of Survivorship

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. 16 on the Plan of Phase One, The Meadows of Seven Points, as of record in Plat Book 11700, Page 18-20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul Griffin Scoggin, a married man by Deed from Corey Coggins and wife, Donna Coggins dated September 27, 2010 of record in Instrument Number 20100929-0077476, Register's Office for Davidson County, Tennessee. Pamela Strube joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 11700, Page 18-20, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 11670, Page 822, Register's Office for Davidson County, Tennessee
4) HOA charter of record in Instrument Number 20000322-0028986, said Register's Office.
5) Storm water Detention Agreement of record in Book 11681, Page 411, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1001 E Point Cove, Hermitage, TN 37076**
(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 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, 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 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 my hand(s) this 30th day of October, 2013.

Paul Griffin Scoggin

Pamela Strube

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paul Griffin Scoggin and Pamela Strube, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076