WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/13 10:24 2 pgs
Fees:13.00 Taxes:1036.00
20131127-0121725

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

Beth Boyd
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF NOVEMBER, 2013.

Barbara Leigh Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES 3 MAY 2015

BARBARA LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 3 MAY 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P6010 WARD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert Ward and Christi Ward	OWNER	173090A47000CO
920 Loxley Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMY ALEXANDRIA ESTHER GIBSON f/k/a AMY ALEXANDRIA ESTHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ROBERT B. WARD, AND WIFE CHRISTI D. WARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 920 Loxley Drive, Nashville, TN 37211

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 hand on the 20TH day of November, 2013.

Amy Alexandria Esther Gibson f/k/a
Amy Alexandria Esther

Jeremy Wade Gibson

STATE OF GEORGIA
COUNTY OF DAWSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, AMY ALEXANDRIA ESTHER GIBSON f/k/a AMY ALEXANDRIA ESTHER GIBSON and JEREMY WADE GIBSON, the bargainor(s), with whom I am personally acquainted (or 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 and official seal at Dawsonville Georgia, this 20th d day of November, 2013.

Notary Public April Anderson

My Commission Expires: 1-14-16

OFFICIAL SEAL
APRIL ANDERSON
Notary Public
DAWSON COUNTY, GEORGIA
My Commission Expires January 14, 2016

15-P6010 WARD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 452, PHASE SEVEN, LENOX VILLAGE, as shown on plat of record in Instrument No. 20051028-0130418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy Alexandria Esther, an unmarried woman* by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 17th day of October, 2006 in Instrument No. 20061017-0128906, in the Register's Office of Davidson County, Tennessee.

*having since married and is n/k/a Amy Alexandria Esther Gibson. Jeremy Wade Gibson joins in this conveyance to convey any and all rights including martial

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE SEVEN, LENOX VILLAGE, as recorded in Instrument No. 20051028-0130418 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825, 20060321-0032382, 20020315-0032826 and 20060321-0032383 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Lenox Village Neighborhood Association recorded at Instrument No. 20020412-0045831.

f. Easement for Sanitary Sewer and/or Storm Drainage recorded in Instrument Nos. 20010918-0100849 and 20010918-0100851.

g. Stormwater Detention Agreement recorded at Instrument No. 20041229-0154223, Book 7361, Page 230 and Instrument Nos. 20020408-0042676 and 20050822-0099609.

h. Grant of Easement recorded at Instrument No. 20130916-0097049.

True Copy Certification

I, Charles E. Morton IV, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV (who) acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 30 March 2015
Notary Seal (if on paper)

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH 15