BILL GARRETT, Davidson County
Trans:T20140022857 DEEDWARR
Recvd: 04/04/14 11:01 2 pgs
Fees:13.00 Taxes:229.40
20140404-0028220

WARRANTY DEED

The actual consideration or value for this transfer is $ 62,000.00

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 2nd day of APRIL, 2014.

Notary Public
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
GERALD C. GIBBS, & CONNIE WILKERSON GIBBS 122 Park Circle Old Hickory, Tennessee 37138	New Owner	053-11-0 / 021.00 053-11-0 / 020.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by GERALD C. GIBBS and wife, CONNIE WILKERSON GIBBS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ROBERT MICHAEL WILKERSON**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

GERALD C. GIBBS and wife, **CONNIE WILKERSON GIBBS**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

TRACT NO 1.
Tax Map # 053-11-0 / 020.00

Land in Davidson County, Tennessee Being the Northerly one half of Lot No. 13 of Block "A" on the Plan of the Subdivision Map No. 3, Life & Casualty Insurance Company Property at Old Hickory, Tennessee, as shown of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 30 feet on the Westerly side of Park Circle and runs back between parallel lines 180 feet to a dead line.

TRACT NO. 2
Tax Map # 053-11-0 / 021.00

Land in Davidson County, Tennessee being the Southerly one-half of Lot No. 11 and all of Lot No. 12 of Block "A" on the Plan of the Subdivision Map No. 3, Life & Casualty Insurance Company Property at Old Hickory, Tennessee, as shown of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 and all of Lot No. 12 front together 90 feet on the Westerly side of Park Circle and run back between parallel lines 180 feet to a dead line.

Being all the same property conveyed to Alice Frances Allen, by Warranty Deed from Robert Michael Wilkerson and Connie Gail Wilkerson Gibbs, dated March 9, 1977, and of Record in Book 5123, page 291, Register's Office for Davidson County, Tennessee. The said Alice Frances Allen having since died, on October 15, 2013, Intestate, in Davidson County, leaving Robert Michael Wilkerson, and Connie Wilkerson Gibbs, as her sole heirs at law, as shown by Affidavit of Heirship of record at

Instrument # 20140402 - 0027060,
Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind Myself, my 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.

The herein described property is subject to all matters of record in the Davidson County Register's Office as may affect the premises including the following:
2014 Property taxes are to be prorated and assumed by the GRANTEES.
Easements of record in Book 8917, page 596 & Book 8917, page 600, RODC, TN.

This is improved property known as: 118 Park Circle, Old Hickory, TN 37138.

Grantor herein makes Oath that the property described herein is not his principal residence nor the residence of his spouse or any dependant and this conveyance is not made to defeat the rights of any third party.

Sworn to, and Witness my hand this 2nd day of APRIL, 2014.

Robert Michael Wilkerson
ROBERT MICHAEL WILKERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named ROBERT MICHAEL WILKERSON the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.
Sworn to before me, and Witness my hand and official seal this 2nd day of APRIL, 2014.

NOTARY PUBLIC

My Commission Expires: 5-8-2016

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.