WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069208 DEEDWARR
Recvd: 09/16/14 14:00 2 pgs
Fees:13.00 Taxes:1017.13
20140916-0084883

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/15
(AFFIX SEAL)

R-VRES-14-6705

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garland B. Gibson and Tammy C. Gibson	**PrimeLending**	
(NAME) **6705 Autumn Oaks Drive**	(NAME) **18111 Preston Road, Suite 900**	**181100A00200CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Dallas, TX 75252**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JUSTIN GALLAS AND ELAINA GALLAS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARLAND B. GIBSON AND TAMMY C. GIBSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, SECTION ONE, AUTUMN OAKS, as shown on plat of record in Plat Book 9700, Pages 913 and 914, 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 Justin Gallas and Elaina Gallas, husband and wife by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on the 18th day of March, 2011 in Instrument No. 20110318-0021192, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument recorded in Plat Book 9700, Page(s) 913 and 914, said Register's Office.
- Instrument recorded in Instrument No. 20010912-0099443, amended at Instrument Nos. 20030513-0064238, 20100414-0028160 and 20101206-0096935, said Register's Office.
- Terms and provisions of by-Laws of Autumn Oaks Homeowners Association, Inc. recorded in Instrument No. 20010912-0099443, said Register's Office.
- Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442, said Register's Office.
- Easement for Graveyard, recorded in Book 261, Page 284 and Book 6704, Page 397, said Register's Office.
- Easement for Right of Way to Gulf Interstate Gas Company, recorded in Book 2245, Page 271 with Partial Release recorded in Book 6968, Page 25, said Register's Office.
- Right of Way Agreement to Columbia Gulf Transmission Company recorded in Book 4240, Page 667 with Partial Release recorded in Book 6968, Page 25, said Register's Office.
- Contact of Easement recorded in Book 3376, Page 239, said Register's Office.
- Easement recorded in Book 475, Page 547, said Register's Office.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7515, Page 298 and Book 9343, Page 196 and 199, said Register's Office.
- Easement for Stormwater Detention Agreement, recorded in Book 7760, Page 970, said Register's Office.
- Notice of Acceptance of Public Infrastructure recorded at Instrument No. 20101207-0097287, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6705 Autumn Oaks Drive, Brentwood, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this the 12th DAY OF SEPTEMBER, 2014.

Justin Gallas

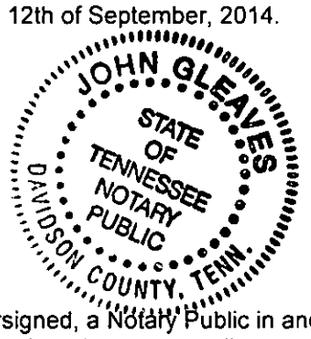
Elaina Gallas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN GALLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINA GALLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212