BILL GARRETT, Davidson County
Trans:T20140071197 DEEDWARR
Recvd: 09/23/14 13:25 2 pgs
Fees:13.00 Taxes:1008.25
20140923-0087339

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0368HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

David H. Lindsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September, 2014.

Notary Public
My Commission Expires: 3-23-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vicky P. Reed 2121 Neelys Bend Road Madison, TN 37075	Ft M Bank 100 Bluegrass Commons Hendersonville TN	074.00-0-031.00 37075

WARRANTY DEED

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,

Gilbert Gibbs and wife, Pamela Dawson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vicky P. Reed, an unmarried woman and David H. Lindsey, an unmarried man, as tenants in common with the right 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 the 11th Civil District of Davidson County, Tennessee, being part of Lot 5 on the plan of the Lands of James W. Wray, deceased, as of record in Minute Book "J", Page 323, County Court for said County, described as follows:

BEGINNING at the corner of Neely's Bend, said beginning point being 398 feet south of the southwest corner of Neely's Bend Road and Overton Lane; thence south 88 deg. E 543 feet; thence south 400 feet to a point; thence west 544 feet, more or less, to the center of Neely's Bend Road; thence with the center of said road, North 400 feet to the point of BEGINNING.

Being the same property conveyed to Gilbert Gibbs and wife, Pamela Dawson by Warranty Deed from Nancy M. May, dated November 16, 2007 and filed for record November 29, 2007 in Instrument No. 200711290138284, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2121 Neelys Bend Road, Madison, TN 37075.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of September, 2014.

Gilbert Gibbs

Pamela Dawson

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of September, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)



lec. & return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072