PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150012064 DEEDWARR
Recvd: 02/18/15 15:23 2 pgs
Fees:13.00 Taxes:2830.50
20150218-0014186

W & I Ref: (DM) Title No.: 57153
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Landon Gibbs Christi Gibbs 100 Pembroke Avenue Nashville, TN 37205	same

TAX MAP PARCEL NUMBERS: 13002006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$765,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Jackson Wray and Sarah Evelyn Wray, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Landon Gibbs and Christi Gibbs, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Charles Jackson Wray and Sara Evelyn Wray, husband and wife, by Warranty Deed from Ian Craig and wife, Holly Craig, dated March 16, 2007 and recorded on March 20, 2007 of record in Instrument No. 20070320-0033787, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 94 and 95, said Register's Office. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Instrument of record in Book 5400, page 651, said Register's Office.

This is improved property, known as 100 Pembroke Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of February, 2015.

Charles Jackson Wray

Sarah Evelyn Wray

State of Tennessee

County of Davidson

On this 6th day of February, 2015, before me the undersigned authority, personally appeared Charles Jackson Wray and Sarah Evelyn Wray, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2019

Notary

My Commission Expires:

State of Tennessee

County of ~~Davidson~~ Cheatham

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $765,000.00.

Affiant

Sworn and subscribed before me this 6th day of February, 2015.

Notary

My Commission Expires: 8-25-18

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY