Davidson County DEEDWARR
Recvd: 03/19/15 14:15 3 pgs
Fees:18.00 Taxes:444.00
20150319-0023856

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Daniel Barrett Bingham
Affiant

Subscribed and sworn to before me, this 16th day of March, 2015.

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 8-14-17

06-1502-75968

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Daniel Barrett Bingham	Wilson Bank & Trust	097-08-0-A-005.00
102 Lake Chateau Drive	207 Legends Dr.	
Hermitage TN 37076	Lebanon, TN 37087	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristen A. Smith now Gibbs, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel Barrett Bingham and Jenna Lynn Bingham, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. A-5, in a Horizontal Property Regime as shown on the Condominium Site Plan of Lake Chateau Condominiums, Section One, as established by the Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions for Lake Chateau Condominiums of record in Book 6639, Page 468; as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; and further amended in Book 11012, Page 495; and as shown on the plan of record in Book 6250, Pages 607, 608, 609, and 609; as corrected in Book 7025, Page 380; and further corrected in Book 7367, Page 272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen A. Smith by Special Warranty Deed from HSBC Bank, USA National Association as Trustee for the Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006CW1 Asset Backed Pass-Through Certificates, dated January 6, 2010, recorded February 2, 2010, of record in Instrument No. 20100202-0008331, Register's Office for Davidson County, Tennessee. Kristen A. Smith is married and now known as Kristen Smith Gibbs. Ray Gibbs, spouse of Kristen Smith Gibbs, hereby joins in the conveyance to convey any and all right, title, claim or interest she/he may have in and to said property, marital or otherwise. Kristen A. Smith and Kristen Smith Gibbs are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 102 Lake Chateau *Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 16th day of March, 2015.

Kristen A. Smith n/k/a Kristen Smith Gibbs Ray Gibbs

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristen Smith Gibbs and Ray Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 16th day of March, 2015.

Notary Public

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

