Warranty Deed

BILL GARRETT, Davidson County Trans:T20150024826 DEEDWARR Recvd: 04/06/15 10:25 2 pgs Fees:13.00 Taxes:632.70 20150406-0029387	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $171,000.00 Affiant Subscribed and sworn to before me, this the 1st day of April, 2015. Notary Public My commission expires: My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carrie Ann Gibson Joshua Ryan Gibson	Regions Bank 2050 Parkway	
4008 Kennedy Avenue	Office Circle	06116024000
Nashville, TN 37216	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMERIA CORNISH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE ANN GIBSON AND JOSHUA RYAN GIBSON WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the Southerly 60 feet of Lot Nos. 40 and 42 on the Map of Kennedy and Graves Subdivision of Block C & D of Monte-Vista of record in Plat Book 843, Page 14, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front 60 feet on the East side of Kennedy Avenue, as now located, and run back between parallel lines 226.2 feet to a dead line in the rear.

Being the same property conveyed to Sameria Cornish by Warranty deed from Lloyd T. Owen and wife, Thelma A. Owen of record in Instrument No. 20060901-0108665 Register's Office for Davidson County, Tennessee, dated August 28, 2006 and recorded on September 1, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 4008 Kennedy Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2015.

Sameria Cornish By David Lea As Attorney in Fact

Sameria Cornish by David Lea
As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April 2015, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David Lea, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Sameria Cornish, and is authorized by her to execute this instrument on her behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20150406-0029386, in said Register's Office.

Witness my hand and official seal at office, this 1st day of April 2015.

Notary Public
My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018