WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025747 DEEDWARR
Recvd: 04/07/15 13:36 2 pgs
Fees:13.00 Taxes:555.00
20150407-0030535

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phil Hyde	New Owner	1470108600
(NAME)	(NAME)	
628 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **The Estate of Marjorie E. Gibbs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phil Hyde** a/k/a Philip Hyde, 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:

Being Lot No. 278 on the Plan of Caldwell Hall, Section II, of record in Book 2900, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 278 fronts 80 feet on the north side of Harding Place and extends back 170 feet on the east line and 156.5 feet on the west line to a dead line in the rear on which it measures 74.7 feet.

Being the same property conveyed to Margie Gibbs (A/K/A Marjorie E. Gibbs), by deed of record in Book 6917, Page 106, Register's Office for Davidson County, Tennessee. Margie Gibbs (A/K/A Marjorie E. Gibbs), having since died on 01/24/14, appointing Gloria Faye McCool as Executor according to the last Will and Testament of Marjorie Eulalia Gibbs.

Subject to all matters as shown on the Plan of Caldwell Hall, Section II, of record in Book 2900, Page 96, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 3097, Page 407, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 628 Harding Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 31st day of March, 2015.

THE ESTATE OF MARJORIE E. GIBBS

Gloria Faye McCool Executor

By: Gloria Faye McCool, Executor

State of Tennessee
County of Williamson

On this day of 31st day of March 2015, before me, personally appeared Gloria Faye McCool as Executor of the Estate of MARJORIE E. GIBBS, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC
My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

File No.: 9347