Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $567,305.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2015.

Notary Public
My commission expires: 3-816

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Gibson 1206 Ordway Place Nashville, TN 37206	New Owner	08309003200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie B. Maloney and John R. Maloney, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph Gibson and Beverly C. Gibson, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 and the easterly 2 feet of Lot No. 12 of Block "C" in which is called F.O. Beasley's Subdivision of the Douglas Place, a plan of which is of record in Plan Book 2, Page 65, of the Chancery Court of Nashville, Tennessee.

Said Lot No. 13 and the easterly 2 feet of Lot No. 12 adjoin and front together 52 feet on the southerly side of Ordway Place, formerly Grove Avenue, and extends back 160 feet to an alley.

Being the same property conveyed to Julie B. Maloney and John R. Maloney, wife and husband, by Deed from Michael K. Hester, recorded on December 31, 2013 in Instrument Number 20131231-0131101, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1206 Ordway Place, Nashville, TN, 37206**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) all matters appearing of record in Plan Book 2, Page 66, Chancery Court for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150029035 DEEDWARR
Recvd: 04/17/15 11:50 2 pgs
Fees:13.00 Taxes:2099.03
20150417-0034221

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 15th day of April, 2015.

Julie B Maloney
Julie B. Maloney

John R Maloney by Julie B Maloney his attorney in fact
John R. Maloney, by Julie B. Maloney, his Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie B. Maloney*** **and John R. Maloney** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 15th day of April, 2015.

*Individually and as attorney-in-fact for John R. Maloney

Notary Public

My Commission expires: 3.8.16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015023472