BILL GARRETT, Davidson County
Trans:T20150040717 DEEDWARR
Recvd: 05/26/15 15:27 2 pgs
Fees:13.00 Taxes:481.00
20150526-0048311

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of May, 2015.

(Affix Seal)
My Commission Expires: 6-28-15

Notary Public

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2015-219

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jane Gibson 1017 Mooreland Drive Bowling Green, KY 42103	SAME	091.10-0-273.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Dale Rice and Julie Rice Warren and Wallace Rice, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jane Gibson**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 5710 Maxon Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being the westerly 85 feet of the southerly 124.4 feet of Lot No. 11 on the plan of the subdivision of the B.F. Cockrill Farm, as of record in Book 161, pages 134 and 135, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 fronts 85 feet on the northerly side of Maxon Street and runs back between parallel lines, with the center of Foster Avenue 124.4 feet to a dead line.

Being the same property conveyed to Wallace Rice and wife, Frances Anita Rice from Granville H. Hooper and wife, Annie Lee Hooper by Installment Deed dated August 27, 1948 and recorded August 30, 1948 in Book 1636, page 392, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5710 Maxon Avenue, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 6th day of May, 2015

William Dale Rice
William Dale RIce

Julie Rice Warren
Julie Rice Warren

Wallace Rice, Jr. by William Dale Rice
Wallace Rice, Jr., by William Dale Rice, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named William Dale Rice and Julie Rice Warren, 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 Williamson, Tennessee, this 6th day of May, 2015.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

On this 6th day of May 2015, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared William Dale Rice, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Wallace Rice, Jr., and as such Attorney in Fact for Wallace Rice, Jr., she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Wallace Rice, Jr., and is authorized by Wallace Rice, Jr. to execute this instrument on behalf of Wallace Rice, Jr.

Witness my hand and official seal on this 6th day of May, 2015.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY