BILL GARRETT, Davidson County
Trans:T20150050058 DEEDWARR
Recvd: 06/23/15 11:11 2 pgs
Fees:13.00 Taxes:815.85
20150623-0059986

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $220,500.00.

Edie Sutherland
Affiant

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 22nd day of June, 2015.

Deborah J. Cohen
Notary Public:

My Commission Expires: Nov. 5, 2018

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Larry Hanson and Susan Hanson P. O. Box 60280, Nashville, TN 37206	Send Tax Bills To: New Owner	Map/Parcel Number: 082-08-0-341.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frances R. Bibb, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry Hanson and Susan Hanson, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of House & Simonton's Subdivision, as of record in Book 57, Page 137, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the south side of 938 Maxwell Avenue, and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Fred M. Bibb and wife, Frances R. Bibb, by Installment Deed from W.I. Beaty and wife, Dorothy D. Beaty, dated 10/03/88, recorded 10/03/88 in Book 7668, Page 11, in the Register's Office for Davidson County, Tennessee. Fred M. Bibb, having since died January 16, 2008.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the map of record in Book 57, Page 137, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 938 Maxwell Avenue, Nashville, TN 37206

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to

warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of June, 2015.

Frances R. Bibb

Frances R. Bibb

State of Tennessee)
County of Wilson)

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

Witness my hand and official seal, this 22nd day of June, 2015.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.