WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077673 DEEDWARR
Recvd: 09/11/15 16:06 2 pgs
Fees:13.00 Taxes:1276.50
20150911-0092705

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2015.

Notary Public

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 6, 2017

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William A. Gibson, Sr. and Sandra J. Gibson	Churchill Mortgage Corporation	171-03-0A-126.00 CO
(NAME)	(NAME)	
5356 Fredericksburg Way W	761 Old Hickory Blvd, Suite 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, MARY RUTH HUDGENS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A GIBSON, SR. AND SANDRA J. GIBSON, HUSBAND AND WIFE**, 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 113, SECTION 6B, FREDERICKSBURG, as shown on plat of record in Plat Book 7900, Page 509 and Plat Book 9700 Page 151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Ruth Hudgens by Warranty Deed from Radnor Homes, Inc., recorded on the 17th day of March, 1998 in Book 10840, Page 529, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All applicable government and zoning regulations

This is:						
Improved	property, known as	5356 Fredericksburg Way W,	Brentwood, TN 37027			
		(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 our hands this 28 day of August, 2015.

Mary Ruth Hudgens

Mary Ruth Hudgens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary Ruth Hudgens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of August, 2015.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018