BILL GARRETT, Davidson County
Trans:T20150079634 DEEDWARR
Recvd: 09/18/15 13:29 2 pgs
Fees:13.00 Taxes:425.13
20150918-0095128

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of September, 2015, by and between Daniel Woo, party of the first part, and Russell K. Gibbs, Unmarried , party of the second part.

WITNESS: That for and in consideration of One Hundred Fourteen Thousand Nine Hundred and no/100 Dollars ($114,900.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Unit No. 99 (referred to as Lot No. 99) on the Plan of Mill Park, Phase II, (formerly Hickory Hollow Townhomes), as shown on the plat of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plat reference is shown for an exact location of said lot.

Seller warrants that this property is not their primary residence, and said property has been used for investment purposes only.

Being all or part of the same property conveyed to Daniel Woo by virtue of that certain CASH Deed dated April 2, 2014, at Instrument No. 20140403-0027666 in the amount of $70,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Secretary of Housing and Urban Development by virtue of Special Warranty Deed dated December 2, 2013 at Instrument No. 20140131-0008689 in the amount of $not given in the said Register's Office.

Being the same property previously conveyed to JPMorgan Chase Bank by virtue of Trustee's Deed dated November 7, 2013 at Instrument No. 20131112-0116804 in the amount of $58,500.00 in the said Register's Office.

Being the same property previously conveyed to Kelly Newhouse by virtue of Warranty Deed dated August 3, 2007 at Instrument No. 20070926-0114759 in the amount of $130,100.00 in the said Register's Office.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Daniel Woo

Daniel Woo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Daniel Woo , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of September, 2015.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-16

Property Owner & Address: Russell K. Gibbs

Tax Parcel No 163050B09900CO

Property Address: 5170 Hickory Hollow Pkwy #227
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $114,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

CAROL J. BAKER STATE OF TENNESSEE NOTARY PUBLIC CHATHAM COUNTY

SUBSCRIBED AND SWORN TO before me this 11th day of September, 2015.

Notary Public

My Commission Expires: 3/21/17