WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/15 10:05 3 pgs
Fees:18.00 Taxes:407.00
20150928-0098068

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1420B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nicole Allende	Pinnacle Bank	162-01-0A-012.00-CO
411 Hickory Glade Dr	150 3rd Ave South, Ste 900	
Antioch, TN 37013	Nashville, TN 37201	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JENNIFER S. GIBSON AND CURTIS GIBSON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICOLE ALLENDE, A SINGLE WOMAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Phase 1, Hickory Glade of record in Plat Book 6250, Page 889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Gibson by Warranty deed from Minnie Bowden of record in Instrument No. 20040405-0038429 Register's Office for Davidson County, Tennessee, dated March 26, 2004 and recorded on April 05, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

All matters shown on the Plan of record in Book 6250, page 889, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Book 6250, page 888, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 803, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book 6898, page 896, Book 6957, page 473, Book 7959, page 869 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee.

By-Laws in Book 6878, page 390, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas in Book 7260, page 72, Book 6898, page 921 re-recorded in Book 6899, page 562, Register's Office for Davidson County, Tennessee.

Charter in Book 6845, page 780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for Davidson County.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Register's Office for Davidson County.

Deed of Conveyance of record in Book 7097, Page 92 and Book 7097, Page 130, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 411 Hickory Glade Dr, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 25th day of September, 2015.

Jennifer S. Gibson

Curtis Gibson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JENNIFER S. GIBSON AND CURTIS GIBSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1420B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

