# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089034 DEEDWARR
Recvd: 10/20/15 09:07 2 pgs
Fees: 13.00 Taxes: 769.60
20151020-0106348

O-VRES-15-2116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/12/2018

(AFFIX SEAL)

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **William H Gibbs, Jr. and Laureen M Gibbs** | **First Bank** | |
| (NAME) | (NAME) | |
| **2116 Golden Oak Lane** | **318 Seaboard Lane, Suite 205** | **51-14-A-33.00 CO** |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **Madison, TN 37115** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WAYNE J. WALTON, JR. AND LINDA P. WALTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM H GIBBS, JR. AND LAUREEN M GIBBS, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 33, on the Plan of Oakwood Estates, of record in Instrument 200005050045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wayne J. Walton, Jr. and wife, Linda P. Walton by Warranty Deed from George Dunn, d/b/a George Dunn Contractors, recorded on the 12th day of November, 2001 in Instrument No. 20011112-0124114, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKWOOD ESTATES, as recorded in Instrument No. 200005050045404, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictions and By-Laws recorded in Instrument Nos. 200007130069428 and 200010020096900, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 200008070078337
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6807, Page 854.
- Stormwater Detention Agreement recorded at Instrument No. 200001270008714.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2116 Golden Oak Lane, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF OCTOBER, 2015.

Wayne J. Walton, Jr.

Linda P. Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212