BILL GARRETT, Davidson County
Trans: T20160031264 DEEDWARR
Recvd: 04/18/16 10:14 2 pgs
Fees: 13.00 Taxes: 675.25
20160418-0036929

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$182,500.00** (One Hundred Eighty Two Thousand Five Hundred).

Brian Lutchey
AFFIANT

Subscribed to and sworn before me this 15th day of April, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/10/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jennifer L. Dumas 6208 Freedom Drive Nashville, TN 37209	new owner 6404 Edsel Drive Nashville, TN 37209	09012023100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE ESTATE OF CHARLES HENRY GIPSON BY CHARLES JEFFREY GIPSON, EXECUTOR** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JENNIFER L. DUMAS,** single 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 Lot No. 12 on the Plan of Westboro, Section 5, as of record in Book 3300, Page 3, Register's Office for said County.

Said Lot No. 12 fronts 55.0 feet on the southerly margin of Freedom Drive and extends back 156.4 feet on the easterly line and 181.8 feet on the westerly line, to a broken line in the rear, measuring a total of 90.9 feet.

Being the same property conveyed to Charles H. Gipson and wife, Della M. Gipson by deed from Gary D. Williams and wife, Brenda Williams of record in Book 5313, Page 818, Register's Office for Davidson County, Tennessee dated July 17, 1978 and recorded July 20, 1978. The said Della M. Gipson predeceased Charles H. Gipson on December 20, 2004, leaving Charles H. Gipson surviving tenant by the entirety. Charles H. Gipson having since died January 28, 2016 testate and pursuant to his Last Will and Testament filed April 7, 2016 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #:168420, Charles Jeffrey Gipson was appointed Executor; and the devisees under the Will are Charles Jeffrey Gipson and Patrick Owen Gipson. Patrick Owen Gipson having since died June 25, 2013, intestate, unmarried and without issue, leaving Charles Jeffrey Gipson as the only living heir of Charles Henry Gipson.

Charles H. Gipson is one and the same as Charles Henry Gipson.

Debra Gipson, spouse of Charles Jeffrey Gipson, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

Being also known as 6208 Freedom Drive, Nashville, Tennessee 37209

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6208 FREEDOM DRIVE** **NASHVILLE, TN 37209**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016034140

WITNESS, this 15th day of April, 2016

Estate of Charles Henry Gipson

X _____, Ex
Charles Jeffrey Gipson, Executor

X _____
Charles Jeffrey Gipson, Individual

_____
Debra Gipson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Jeffrey Gipson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor of the Estate of Charles Henry Gipson**, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of April, 2016.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Jeffrey Gipson and Debra Gipson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of April, 2016.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016