THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **299,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2016. Notary Public MY COMMISSION EXPIRES: 10/[illegible] (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160038654 DEEDWARR
Recvd: 05/10/16 08:41 2 pgs
Fees: 13.00 Taxes: 1109.63
20160510-0046069

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELWORTH

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Matthew Carrier	new owner	MAP & PARCEL
5333 Windypine Drive		172-03-0B-006.00-CO
Nashville,, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Phillip C. Gibson, an unmarried person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew, Carrier and Courtney, Carrier**, husband and wife
D. R.

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of The Woodlands, Phase 2 of record in Plat Book 6900, Page 635, 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 Phillip C. Gibson, an unmarried person by Warranty deed from Franklin Construction Co. of record in Book 10340, page 141, Register's Office for Davidson County, Tennessee, dated January 23, 1997 and recorded on February 05, 1997.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5333 Windypine Drive, Nashville,, TN 37211.**

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 my hand this the 5th day of May, 2016.

Phillip C. Gibson

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip C. Gibson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of May, 2016.

My Commission expires: April 10, 2017

Marie C. Cook
Notary Public

MARIE C. COOK
Notary Public - State of Florida
My Comm. Expires Apr 10, 2017
Commission # EE 867876
Bonded Through National Notary Ass.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of May, 2016.

My Commission expires: _____

_____
Notary Public