BILL GARRETT, Davidson County
Trans:T20160041148 DEEDWARR
Recvd: 05/17/16 10:37 2 pgs
Fees:13.00 Taxes:573.13
20160517-0049060

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Kaycee Ann
Affiant

Subscribed and sworn to before me, this 16TH DAY OF MAY, 2016.

J Anderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Connie L. Allen, unmarried woman | Same as new owner | 02607004900 |
| | (NAME) | |
| 105 Aintreet Court | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Debbie Earleen Gibbs, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Connie L. Allen, unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 155, ON THE PLAN OF WINDSOR GREEN, PHASE I, SECTION III, OF RECORD IN PLAT BOOK 6250, PAGE 46, 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 DONALD J. CODAY, SR. AND WIFE, DEBBIE E. CODAY AND ROBERT E. BOSSOW, BY DEED FROM MARIE STANLEY, UNMARRIED, OF RECORD IN BOOK 11261, PAGE 203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONEYED TO DEBBIE EARLINE CODAY AND HER SON, ROBERT E. BOSSOW BY DEED FROM DONALD JAMES CODAY OF RECORD BY INSTRUMENT NO. 20020326-0036868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THESAME PROPERTY CONVEYED TO DEBBIE EARLINE CODAY BY DEED FROM ROBERT E. BOSSOW, OF RECORD BY INSTRUMENT NO. 20030324-0038665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER CONVEYED TO DEBBIE EARLINE GIBBS, AN UNMARRED WOMAN BY DEED FROM DEBBIE EARLINE CODAY, AN UNMARRIED WOMAN OF RECORD BY INSTRUMENT NO. 20120119-0005504, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 105 Aintree Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 16th day of May, 2016.

**WARRANTY DEED**
(Continued)

Debbie Earleen Gibbs

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie Earleen Gibbs, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 08-20-2019

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072