WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046563 DEEDWARR
Recvd: 06/02/16 13:37 2 pgs
Fees:13.00 Taxes:888.00
20160602-0055744

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE
R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. McAnally	Bancorp South Bank	181-03-0A
(NAME)	(NAME)	(MAP)
6228 Tuckaleechee Ln	P.O. Box 3356	095.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013-4534	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Brent T. Gabele and spouse Ivy Gabele, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James F. McAnally and spouse Valerie A. McAnally, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Subdivision Plat of Section Four, Indian Creek Estates of record in Plat Book 11700, Page 15, 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 Brent T. Gabele and wife, Ivy Gabele by Warranty deed from Aboubakr Ezzadpanah and Parvin Ezzadpanah, husband and wife of record in Instrument No. 20070124-0009755 Register's Office for Davidson County, Tennessee, dated January 22, 2007 and recorded on January 24, 2007. (Value of consideration shown in aforementioned deed $197,000.00.)

Being also known as 6228 Tuckaleechee Ln Antioch, TN 37013-4534.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6228 Tuckaleechee Ln, Antioch, Tennessee 37013-4534

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 31st day of May, 2016.

Brent T. Gabele

Ivy Gabele

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brent T. Gabele; Ivy Gabele with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of May, 2016.

Notary Public

My Commission Expires: 9/20/17

