This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP& PARCEL NO.: 08102010900

BILL GARRETT, Davidson County
Trans:T20160054194 DEEDWARR
Recvd: 06/24/16 14:26 2 pgs
Fees:13.00 Taxes:370.00
20160624-0064836

NAME & ADDRESS OF NEW OWNER:
Pearl Properties, LLC
20106 Crowne Brook Circle
Franklin, TN 37067

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **TERRENCE L. GIBSON AND JEWYL ALLEN GIBSON, HUSBAND AND WIFE**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the northerly 60 foot front of Lot No. 11 on the Plan of Southern Publishing Association's Subdivision, as of record in Book 161, page 144. Beginning at a point in the westerly margin of 24th Avenue North, formerly Dudley Avenue, 84.5 feet northerly from the intersection of the westerly margin of said 24th Avenue North and the northerly margin of Hyde Street; thence with the westerly margin of said 24th Avenue North, northwardly 60 feet to the intersection of the westerly margin of said 24th Avenue North and the southerly margin of McKinney formerly Spring Street; thence with the southerly margin of said McKinney Street westardly 83.5 feet to a point in the westerly margin of 24th Avenue North, thence with the westerly margin of said 24th Avenue North, northwardly 11.5 feet to a point in the southerly margin of an alley; thence with the southern margin of said alley westwardly 16.5 feet to the northeast corner of Lot 10 on said plan; thence with the line between said Lots No. 10 and 11, southwardly 71.5 feet more or less to a point; thence at right angles, eastwardly 100 feet to the beginning of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Terrence L. Gibson and Jewyl Allen Gibson, husband and wife, by Warranty Deed from C & M Construction Management, a Tennessee Limited Liability Company, dated March 14, 2008, appearing of record in Instrument No. 20080318-0027234, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 161, page 144, Register's Office for Davidson County, Tennessee

This is unimproved property known as 2165 24th Ave North, Nashville, TN, 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of June, 2016.

Terrence L. Gibson

Jewyl Allen Gibson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Terrence L. Gibson and Jewyl Allen Gibson**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20th day of June, 2016.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of June, 2016.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20