WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 09:23 2 pgs
Fees:13.00 Taxes:240.50
20160803-0080007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 28th day of July 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Due West Avenue Trust	SAME	050-04-0-022.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles David Gribbins**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The Due West Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 60 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots nos. 59 and 60; thence with the line between said lots, southerly 288.12 feet; thence easterly 101.05 feet to the corner of Lots Nos. 60 and 61; thence with the line between said lots, northerly 273.55 feet to the south margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to James T. Gribbins and wife, Belauh Gribbins by deed from Adminitatrator of Veterans Affairs on June 6, 1974 of record in Book 4824, page 289. The said James T. Gribbins having died leaving property to Belauh Gribbins by right of survivorship. Property further conveyed to Charles David Gribbins, by deed from Belauh Gribbins, on February 23, 2006, of record in Instrument Number 20060424-0046617, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to Driveway Agreement as shown on the Plan of record in Book 4447 , page 230, Register's Office Davidson County, Tennessee.

This is improved property known as: **1117 Due West Avenue North, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 28, 2016.

Charles David Gribbins By Terry Gribbins as attorney in fact

Charles David Gribbins
by Terry Gribbins, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Terry Gribbins, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Charles David Gribbins, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Charles David Gribbins, the bargainor(s), by the said Terry Gribbins, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of July, 2016.

_____ My Commission Expires: 7/6/19
NOTARY PUBLIC

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-24-17
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.