**This Instrument Prepared By:**
**KRIS OLIVER, Attorney**
**Advance Title Services, LLC**
**239 John R. Rice Blvd., Ste. C**
**Murfreesboro, Tennessee 37129**

**MAP/GROUP/PARCEL 120100041.00**

**From Information Furnished by the Parties**

**NAME & ADDRESS OF NEW OWNER:**
**Michael McDaniel**
**1253 School Lane**
**Nashville, TN 37217**

**SEND TAX BILLS TO:**
Michael McDaniel
1253 School Lane
Nashville, TN 37217

# 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, I/WE the undersigned, **RANDY R. GIPSON AND SHERRY L. GIPSON, husband and wife** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MICHAEL MCDANIEL, unmarried** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 84, on the Plan of Seven Oaks, Section No. 4, as shown by plat appearing of record in Deed Book 2133, page 105, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Randy R. Gipson and Sherry L. Gipson, by Warranty Deed from Viola Prosser and husband, Donald Prosser, and Sherri Prosser and husband, Marc Prosser, dated June 23, 2006, appearing of record in Instrument No. 20060627-0076500, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1253 School Lane, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) 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(s).

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(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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BILL GARRETT, Davidson County
Trans:T20160068319 DEEDWARR
Recvd: 08/08/16 11:53 2 pgs
Fees:13.00 Taxes:677.10
20160808-0082145

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 Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of August, 2016.

Randy R. Gipson

**Randy R. Gipson**

Sherry L. Gipson

**Sherry L. Gipson**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Randy R. Gipson and Sherry L. Gipson, 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 5th day of August, 2016.

VERONICA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-21-2020
RUTHERFORD COUNTY

Veronica Wilson

NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $183,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Breanna Land

AFFIANT

Sworn to and subscribed before me this 5th day of August, 2016.

VERONICA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-21-2020
RUTHERFORD COUNTY

Veronica Wilson

NOTARY PUBLIC

My Commission Expires:

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