Davidson County DEEDWARR
Recvd: 08/25/16 15:17 3 pgs
Fees:18.00 Taxes:684.50
20160825-0089196

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2233TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00.

Jason G. Gibson By Heather Gibson as Attorney in Fact
Heather Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of August, 2016

Valerie Jack
Notary Public

Commission Expiration: 6/28/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Tuyet T Nguyen 2329 Hockett Drive Nashville, TN 37218	SAME AS NEW OWNER	058090A09800CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jason G. Gibson, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tuyet T Nguyen, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 2329 Hockett Drive Nashville, TN 37218, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Creekside Trails, Phase 4, of record in Instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason G. Gibson, unmarried, by deed from NVR, Inc. dated 10/26/2005, recorded 10/28/2005, filed of record in Instrument No. 20051028-0130317, said Register's Office.

Specific Power of Attorney for Jason G. Gibson dated 07/15/2016, recorded simultaneously herewith, in Instrument No. 20160825-0089195, said Register's Office.

Heather Gibson, spouse of Jason G. Gibson, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 058090A09800CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2329 Hockett Drive, Nashville, TN 37218

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 hand this 19th day of August, 2016.

Jason G. Gibson by Heather Gibson, As Attorney-in-Fact
Jason G. Gibson
by: Heather Gibson, Attorney in Fact

Heather Gibson
Heather Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **19th day of August, 2016,** before me, appeared **Heather Gibson,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Jason G. Gibson**, and that said instrument was signed in behalf of the said **Jason G. Gibson**, by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public
Commission Expiration: 6/28/17

VALISE JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2016, before me personally appeared **Heather Gibson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of August, 2016.

Notary Public
Commission Expiration: 6/28/17

VALISE JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, **Shellie Jenkins**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **3/31/2020**

