Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-1359

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,475.00

William Mark Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2016

Notary Public
Commission Expires: 7-24-2019

BILL GARRETT, Davidson County
Trans:T20160074646 DEEDWARR
Recvd: 08/26/16 10:21 2 pgs
Fees:13.00 Taxes:634.46
20160826-0089464

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Seibert Tregoning III 1345 Cheshire Nashville, TN 37207	Same address as new owner	041-10-0-023.00

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/WE,

William Mark Gibbs,a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Seibert Tregoning III, an unmarried man and Joshua Tregoning, an unmarried man

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:

LAND in Davidson County, Tennessee, being Lot No. 473 on the Map of Bellshire Estates, Section B, as of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to William Mark Gibbs and wife, Lisa G Gibbs by Warranty Deed from James M. Carter and wife, Patricia Y. Carter, dated 5/28/86 and recorded 6/11/86 in Book 6883, Page 895, Register's Office for Davidson County, Tennessee.

Lisa G. Gibbs having since died on August 15, 2015 leaving William Mark Gibbs as sole tenant by its entirety.

Subject property having never been the primary residence of Brenda Mayfield Gibbs, spouse of William Mark Gibbs.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1345 Cheshire, Nashville, TN 37207.

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

Dated this the 23rd day of August, 2016.

William Mark Gibbs

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Mark Gibbs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 23rd day of August, 2016.

Notary Public
My Commission Expires: 7-24-2019

(Notary Seal)

