Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160075088 DEEDWARR
Recvd: 08/29/16 10:43 2 pgs
Fees:13.00 Taxes:915.75
20160829-0090015

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $247,500.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2016.

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey M. Gibson **Marites T. Gibson**	**New Owner**	**Map/Parcel: 058-09-0-A-172.00CO**
2533 Jordan Ridge Drive		
Nashville, TN 37218		

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 ACKNOWLEDGE, WE,

Curtis J. Goodrich and Jennifer S. Goodrich, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey M. Gibson and Marites T. Gibson, husband and wife

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. 164, on the Plan of Jordan Ridge at Eaton's Creek Phase 6, of record in Instrument No. 20061121-0144757 and revised in Instrument No. 20080326-0030483, 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 Curtis J. Goodrich and Jennifer S. Goodrich, husband and wife, by Special Warranty Deed, from NVR, Inc. T/A Fox Ridge Homes, dated June 20, 2007, of record in Instrument No. 20070703-0079610, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20061121-0144757, revised in Instrument No. 20080326-0030483, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002, amended in Instrument No. 20011025-0117168, Instrument No. 20020828-0103938, Instrument No. 20041229-0153372, Instrument No. 20061120-0143523, Instrument No. 20061120-0143524 and Instrument No. 20070905-0106402, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20011126-0128291, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 6255, Page 578, Register's Office for DAVIDSON County, Tennessee
Assignment for Rights and Obligations of record in Instrument No. 20041229-0153373, Register's Office for DAVIDSON County, Tennessee

Storm Water Detention Agreement of record in Instrument No. 20060126-0009689, Instrument No. 20070112-0005338, Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887, Register's Office for DAVIDSON County, Tennessee
Temporary Construction Easement as described as Judgment and Final Decree in Circuit Court, Docket No. 90C-3345, Register's Office for DAVIDSON County, Tennessee
Sanitary Sewer Easement of record in Book 8326, Page 230, Register's Office for DAVIDSON County, Tennessee
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2533 Jordan Ridge 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 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/our hand(s) this 17th day of August, 2016.

Curtis J. Goodrich
By: Russell J. McCann, Attorney-in-Fact

Jennifer S. Goodrich
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. McCann, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Curtis J. Goodrich and Jennifer S. Goodrich, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Curtis J. Goodrich and Jennifer S. Goodrich, and is authorized by Curtis J. Goodrich and Jennifer S. Goodrich, to execute this instrument on his/her behalf.

Witness my hand, at office, this 17th day of August, 2016.

Notary Public

My Commission Expires:_____

ALICIA A. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

File #: **160461JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027