# WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00.

Affiant

Subscribed and sworn to me on September 2, 2016.

NOTARY PUBLIC

My Commission Expires: 2/21/2020

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160078388 DEEDWARR
Recvd: 09/07/16 14:06 2 pgs
Fees:13.00 Taxes:3885.00
20160907-0094138

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29777SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Steven A. Gibson and Sherrie D. Gibson<br>3602–A Caldwell Court<br>Nashville, TN 37204 | "New Owners" | 118-14-0C-001.00-CO- |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nuck and Beal, LLC, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Steven A. Gibson and wife, Sherrie D. Gibson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B a resubdivision by Declaration of Covenants, Conditions and Restrictions of 3602 Caldwell Townhomes, a Horizontal Property Regime, as of record in Instrument No. 20140918-0085956, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Nuck & Beal, LLC, a Tennessee limited liability company, by Warranty Deed from Paul W. Fite, Executor of the Estate of Ella T. Moore and Paul W. Fite, a married man, dated August 18, 2014 and recorded on August 28, 2014, of record in Instrument No. 20140828-0078792 and as corrected by Scriveners Affidavit of record in Instrument No. 20140916-0084930, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on the Plan of record in Book 2854, Page 74, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of 3602 Caldwell Townhomes, a Horizontal Property Regime, of record in Instrument No. 20140918-0085956, Register's Office for Davidson County, Tennessee.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3602 A Caldwell Court, Nashville, TN 37204.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 2nd day of September, 2016.

**Nuck and Beal, LLC**

**BY:** _____
**William F. Snyder**
**Member**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me personally appeared Nuck and Beal, LLC to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 2, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 11-6-17

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017