(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160081362 DEEDWARR
Recvd: 09/16/16 11:03 2 pgs
Fees:13.00 Taxes:1365.30
20160916-0097572

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Kathleen Bolen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF September, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bradley Gibson and Caroline Grace Gibson	SAME	
(NAME)	(NAME)	
460 High Point Terrace		181-10-D 29.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **NINA C. HOLTON AND NICHOLAS A. HOLTON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BRADLEY GIBSON AND CAROLINE GRACE 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. 29 on the Plan of Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nina C. Holton and Nicholas A. Holton, wife and husband by deed from Jackson Valley Land Partners, LLC, dated November 7, 2013, of record in Instrument No. 20131113-0117088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Instrument No. 20071012-0121332, said Register's Office; Restrictive Covenants of record in Instrument Nos. 20070322-0035003 and 20110713-0053717, said Register's Office; Easement of record in Instrument No. 20060512-0055724, said Register's Office; and Charter of record in Instrument No. 20051007-0121055, said Register's Office.

unimproved _
This is improved x property, known as 460 High Point Terrace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of September, 2016

Nina C. Holton by Kevin Montgomery, attorney in fact

NINA C. HOLTON

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Nicholas A. Holton by Kevin Montgomery, attorney in fact

NICHOLAS A. HOLTON

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _____ day of September, 2016, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Nina C. Holton and Nicholas A. Holton and acknowledged that he executed the same as the free act and deed of Nina C. Holton and Nicholas A. Holton.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2016.

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018