BILL GARRETT, Davidson County
Trans:T20160081384 DEEDWARR
Recvd: 09/16/16 11:21 2 pgs
Fees:13.00 Taxes:584.60
20160916-0097609

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $158,000.00.

Affiant

Subscribed and sworn to before me, this

Notary Public

My commission expires: 11/13/17

(Notary Stamp)

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel Debb and Angela Debb	**Daniel Debb and Angela Debb**	**074-12-0-154.00**
303 S. Elwood Ave	Same	
Glendora CA 91741		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carolyn S. Gibbons, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel Debb and Angela Debb, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 475 on the Plan of Section Five, Hermitage Hills of record in Plat Book 300, Page (s) 1 & 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn S. Gibbons and Ronald L. Duncan, unmarried persons as joint tenants with right of survivorship by Warranty deed from Gary M. Dorris and wife, Sharon F. Dorris of record in Book 8984, page 376, Register's Office for Davidson County, Tennessee, dated May 13, 1993 and recorded on May 14, 1993. Ronald L. Duncan having since died on October 21, 2012.

This is ☐ improved ☐ unimproved property known as **5002 Bonnameade Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the .

Carolyn S. Gibbons

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carolyn S. Gibbons, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this .

Notary Public
My Commission Expires: _____

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416109