BILL GARRETT, Davidson County
Trans:T20160086013 DEEDWARR
Recvd: 09/30/16 09:09 2 pgs
Fees:13.00 Taxes:518.00
20160930-0103112

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of September, 2016, by and between Angela D Gibbs, unmarried, party of the first part, and Trevor L Burbank, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 28 in the Bransford Realty's Company's re-subdivision of part of the Manlove Addition, a plan of which is of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 40 feet on the north side of Thompson Street and extends back northerly between parallel lines 142 feet, more or less to an alley.

Being all or part of the same property conveyed to Angela D. Gibbs by virtue of that certain Warranty Deed dated May 26, 2006, and being of record at Instrument No. 20060605-0066116 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Angela D. Gibbs _____

Angela D Gibbs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Angela D Gibbs with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2016.

_____
Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address:	TREVOR L BURBANK 1719 NEAL TERRACE NASHVILLE, TN 37203
Tax Parcel No	08115032900
Property Address:	1706 Knowles Street Nashville, TN 37208
MAIL TAX BILLS TO:	TREVOR L BURBANK 1719 NEAL TERRACE NASHVILLE, TN 37203

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of September, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY