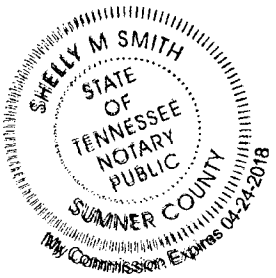
Davidson County	DEEDWARR
Recvd: 10/11/16 09:43	2 pgs
Fees:13.00 Taxes:708.55	
20161011-0107148	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jhanka Bahun Sharma	U.S. Bank. N.A.	175 06 0A 065.00
(NAME)	(NAME)	
1008 Shallowbrook Trl N	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-One Thousand Five Hundred And No/100 Dollars ($191,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel L. Gibbs and Samantha M. Gibbs, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jhanka Bahun Sharma, a married man**, 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:

Being all of Lot No. 119 (One Hundred Nineteen) on the plan of Final Plat, Section 1, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Daniel L. Gibbs and Samantha M. Quinn, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated December 21, 2007 and recorded December 31, 2007 as Instrument No. 20071231-0148637, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daniel L. Gibbs and Samantha M. Gibbs, husband and wife by Quitclaim Deed from Daniel L. Gibbs and Samantha M. Gibbs, f/k/a Samantha M. Quinn, husband and wife dated November 22, 2013 and recorded December 5, 2013 as Instrument No. 20131205-0124024, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-165457BSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1008 Shallowbrook Trl N, Antioch, TN 37013

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, has 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 our hands this 7th day of October 2016

Daniel L. Gibbs

Samantha M. Gibbs

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Daniel L. Gibbs and Samantha M. Gibbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAWN D. CHASE WILLIAMSON COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY 4-24-2018

File Number: NAT-165457BSO