WARRANTY DEED

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 11/19/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie Gibbons	New Owner	141060D10600C0
(NAME)	(NAME)	
3335 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mike G. Toennies and wife Brenda Toennies,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jamie R. Gibbons, an unmarried women,** 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 unit 106, Riverbridge Community, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property,

Being the same property conveyed to Mike G. Toennies and wife Brenda Toennies, by Warranty Deed from Keri Truitt f/ka/ Keri Peters and husband, Robert Truitt, recorded on August 19, 2008, of record in Instrument No. 20080819-0085300, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3335 Harpeth Springs Dr., Nashville, TN 37221
(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/our hands this 27 day of October, 2016.

BILL GARRETT, Davidson County
Trans:T20160095806 DEEDWARR
Recvd: 10/31/16 09:55 2 pgs
Fees:13.00 Taxes:647.50
20161031-0114589

Mike G. Toennies

Brenda Toennies

State of
County of

Personally appeared before me Mike G. Toennies and Brenda Toennies, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2016.

Notary Public
My Commission Expires: 8/6/17

ANDREW R MAYNOR
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 06, 2017

File No.: 11679