BILL GARRETT, Davidson County
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20161202-0126885

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JOHN CHARLESTON and
JONTINEA CHARLESTON
3303 Doverside Drive
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
50-15-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CHARLES D. GIBSON and, JANE GIBSON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JOHN CHARLESTON a single man, and JONTINEA CHARLESTON, a single woman, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Lot No. 662 on the plan of Parkwood Estates, Section 4, a plat of which is of record in Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Being the same property conveyed to Charles D. Gibson, Jr. and wife, Velma L. Gibson by deed of record in Deed Book 3571, Page 39, Register's Office for Davidson County, Tennessee. Charles D. Gibson died intestate on January 17, 2012. Velma L. Gibson, a/k/a Velma Lois Gibson, died intestate on December 11, 2012, survived by her children, Jane Gibson, Charlotte Ann Bennett, Rebecca Charles Gibson and Charles Gibson. See Affidavit of Heirship in Instrument No. 20161202-0126884, Register's Office for Davidson County, Tennessee.

Charlotte Ann Bennett and Rebecca Charlene Gibson conveyed their interest to Charles D. Gibson, Jr. and Jane Gibson, by Quitclaim Deeds of record in Instrument No. 20160429-0042139, and Instrument No. 20160429-0042140, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3303 Doverside Dr, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns,

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ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 28 day of November, 2016.

CHARLES D. GIBSON

JANE GIBSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CHARLES D. GIBSON and, JANE GIBSON, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

AFFIANT

Subscribed to and sworn before me, this the 28 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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