BILL GARRETT, Davidson County
Trans:T20160115232 DEEDWARR
Recvd: 12/30/16 15:02 3 pgs
Fees:18.00 Taxes:932.40
20161230-0137623

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2016.

Notary Public
MY COMMISSION EXPIRES: 11/5/18
File No. G16-7061D

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan P. Davis (NAME)	New Owner (NAME)	083-14-95
507 South 14th Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dan H. Gibson and Helen S. Gibson-Matthews as Co-Administrators of The Estate of Elizabeth Dortch Gibson and as Heirs at Law of Elizabeth Dortch Gibson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan P. Davis, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 78, BLOCK "D" ON THE PLAN OF PRIEST HOME PLACE, of record in Book 161, Page 102, Register's Office for said County to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Elizabeth Dortch Gibson from Dan Henry Gibson and wife, Julia Gibson, by Warranty Deed dated July 1, 1981, in Book 5765, Page 347, in the Register's Office for Davidson County, Tennessee. Elizabeth Dortch Gibson having since died intestate on June 20, 2016. She was unmarried at time of death and had no children, leaving as her only heirs Dan H. Gibson and Helen S. Gibson Matthews (brother & sister). See Affidavit of Heirship of record in Instrument # 20161230-0137622, said Register of Deeds.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1909 Russell Street, Nashville, TN 37206.

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. Whenever 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 hand(s) this 28th day of December, 2016.

THE ESTATE OF ELIZABETH DORTCH GIBSON

By: Dan H. Gibson
Dan H. Gibson, Co-Administrator and Heir at Law

December 28, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dan H. Gibson, Co-Administrator and Heir at Law for The Estate of Elizabeth Dortch Gibson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Administrator and Heir at Law of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Witness my/our hand(s) this 28th day of December, 2016.

THE ESTATE OF ELIZABETH DORTCH GIBSON

By: Helen S. Gibson-Matthews
Helen S. Gibson-Matthews, Co-Administrator
and Heir at Law

December 28, 2016
Date

STATE OF Texas

COUNTY OF Williamson }

MARTIN JOHN BENDER
Notary Public, State of Texas
My Commission Expires
May 09, 2018

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Helen S. Gibson-Matthews, Co-Administrator and Heir at Law for The Estate of Elizabeth Dortch Gibson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Administrator and Heir at Law of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires: 5/9/18

Martin John Bender
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066