GSBH
Box 44

BILL GARRETT, Davidson County
Trans:T20170012567 DEEDWARR
Recvd: 02/10/17 13:45 2 pgs
Fees:13.00 Taxes:5920.00
20170210-0014271

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,599,999.00. Sharon Mills Affiant Subscribed and sworn to before me, this 10th day of February, 2017. J. Hall Notary Public My Commission Expires: 10-14-2019

JOANNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Margaret Povall Shivers
4416 Chickering Lane
Nashville, TN 37215

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
144 06 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY STAMPS GAMBILL, a married woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN T. MOSES, TRUSTEE OF THE MSMS PROPERTIES TRUST, U/A/D FEBRUARY 3, 2017,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled A Subdivision of Ozier Property, of record in Plat Book 5200, page 688, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas K. Gambill and wife, Mary Stamps Gambill, by deed from William N. Ozier and wife, Ann L. Ozier, of record in Book 9153, page 807, dated November 15, 1993, said Register's Office.

Thomas K. Gambill conveyed his interest in the subject property to Mary Stamps Gambill by quitclaim deed of record in Book 11450, page 810, dated April 27, 1999, said Register's Office.

Thomas K. Gambill joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Mary Stamps Gambill.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, page 688, said Register's Office.

3. Sanitary Sewer Easement of record in Book 5818, page 877, said Register's Office.

This is improved property known as: **4416 Chickering Lane, Nashville, TN 37215.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of February, 2017.

Mary Stamps Gambill

Mary Stamps Gambill

Thomas K. Gambill

Thomas K. Gambill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Stamps Gambill and Thomas K. Gambill, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of February, 2017.

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____