WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-26-2020

B-KW-17-5028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Allen Hissa and Courtney Ann Taylor	**FirstBank**	
(NAME) **5028 Briarwood Drive**	(NAME) **3500 Blue Lake Drive**	**147-09-0-089.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Birmingham, AL**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID CLYDE GILBERT, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD ALLEN HISSA, UNMARRIED AND COURTNEY ANN TAYLOR, UNMARRIED AS** tenants in common with rights of survivorship, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 210 on the Plan of Section Three, Caldwell Country Estates of record in Plat Book 2663, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Clyde Gilbert, Jr. by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120111-0002853 Register's Office for Davidson County, Tennessee, dated January 06, 2012 and recorded on January 11, 2012.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 130, amended in Book 4367, page 587, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5028 Briarwood Drive , Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170037881 DEEDWARR
Recvd: 05/04/17 10:42 2 pgs
Fees:13.00 Taxes:1258.00
20170504-0044224

Witness my/our hand(s) this the 1st DAY OF MAY, 2017.

David Clyde Gilbert, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID CLYDE GILBERT, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212