WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sonya A. Gibson	Churchill Mortgage	182060A25200CO
(NAME)	(NAME)	
8220 Ramstone Way	7161 Old Nicholy Blvd #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood TN 37027	
(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, **Mark Randall Weber and wife, Kristi Marie Sipola-Weber,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sonya A. Gibson,** 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. 172 on the Plan of Old Hickory Hills Phase Two, Section 3, of record in Instrument No. 20040420-0044507 and corrected in Instrument No. 20041021-0126628, Register's office for Davidson County, Tennessee, to which plat reference is made for more complete details of said lot.

Being the same property conveyed to Mark Randall Weber and wife, Kristi Marie Sipola-Weber, by deed of record in Instrument No. 20120618-0053396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8220 Ramstone Way, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans: T20170041881 DEEDWARR
Recvd: 05/17/17 10:16 2 pgs
Fees: 13.00 Taxes: 684.50
20170517-0048796

Witness my/our hands this 15th day of May, 2017.

Mark Randall Weber

Kristi Marie Sipola-Weber

State of Tennessee
County of Williamson

Personally appeared before me Mark Randall Weber and Kristi Marie Sipola-Weber, 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 15th day of May, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12041

