BILL GARRETT, Davidson County
Trans:T20170043706 DEEDWARR
Recvd: 05/23/17 11:04 2 pgs
Fees:13.00 Taxes:370.00
20170523-0051090

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of May, 2017.

NOTARY PUBLIC

My commission expires: 3-31-2021

EMILY WALSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elaine Gipple	SAME AS NEW OWNER	064-16-0A-130.00 CO
(NAME)	(NAME)	
2709 Spaudling Circle		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		

Warranty Deed

For and in Consideration of the sum of $100,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James A. Severns and wife, Annie Faye Allen-Severns,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elaine Gipple, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 130, on the Horizontal Property Regime for Jackson Meadow Condominium, Phase I, as recorded in the Master Deed of record in Book 7433, page 236 and amended in Book 7434, page 642 , Register's Office for Davidson County, Tennessee, and m ore particularly described in Plat Book 6900, page 527, in the Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a sore particular description.

Being the same property conveyed to ANNIE FAYE ALLEN, UNMARRIED, by deed from SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, of record in Book 8248, page 784 , dated November 30, 1990 , said Register's Office. Being further conveyed to JAMES A. SEVERNS AND WIFE, ANNIE FAYE ALLEN-SEVERNS , by Quitclaim Deed from ANNIE FAYE ALLEN -SEVERNS F/K/A ANNIE FAYE ALLEN , of record in Instrument No. 20021002-0119747, dated September 21, 2002, said Register's Office.

This property is __unimproved _X_improved property known as: 130 General Jackson Lane #2, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of May, 2017.

James A. Severns

Annie Faye Allen-Severns

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Severns and Annie Faye Allen-Severns, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122