File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045680 DEEDWARR
Recvd: 05/30/17 14:28 2 pgs
Fees:13.00 Taxes:462.50
20170530-0053512

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Charles Gamble and Stephanie Gamble	Regions Bank	165 14 0 150.00
(NAME)	2050 Parkway Circle (NAME)	
4885 Peppertree Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL. 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lisa B. Michinski (fka Lisa B. Slate) and husband, Richard J. Michinski**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles R. Gamble and Stephanie Gamble, husband and wife**, 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:

Being Lot No. 119, Section 14 on the Plan of Peppertree Forest of record in Plat Book 7900, Page 501, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael A. Slate and wife, Lisa B. Slate by Deed from Jerry D. Butler and wife, Georgia Butler dated June 8, 1993 and recorded June 10, 1993 in Book 8976, Page 861, in said Register's Office for Davidson County, Tennessee. The said Michael A. Slate having died on May 4, 1997 leaving Lisa B. Slate as the surviving tenant by entirety. Lisa B. Slate having married on April 7, 2012 is n/k/a Lisa B. Slate Michinski.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4885 Peppertree Dr, Antioch, TN 37013

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, has 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.

Richard J. Michinski, spouse of Lisa B. Michinski, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

Witness our hands this 26th day of May, 2017.

Lisa B. Michinski

Richard J. Michinski

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lisa B. Michinski and Richard J. Michinski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2017.

Notary Public

My Commission Expires: 12-01-2020

(SEAL)



File Number: MFR-173212SSO