WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/17 10:57 3 pgs
Fees:18.00 Taxes:1106.30
20170608-0057505

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 2017

Notary Public

MY COMMISSION EXPIRES: 5/27/19

(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2017-0614

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lora L. And Jones G. Adukeh	First Community Mortgage, Inc.	087-01-0B-011.00-CO
(NAME)	(NAME)	
2149 Christina Ct.	215 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jonathan S. Gibson and wife, Nina S. Gibson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lora L. Adukeh and Jones G. Adukeh, wife and husband,** 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. 11 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Plat at Instrument No. 20060417-0043313, 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 Jonathan S. Gibson and wife, Nina S. Gibson by Warranty deed from American Security Bank & Trust Company of record in Instrument No. 20090622-0057974 Register's Office for Davidson County, Tennessee, dated June 15, 2009 and recorded on June 22, 2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20060417-0043313, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060912-0112994, amended in Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Stormwater Detention Agreement of record in Instrument Number 20040702-0078871, in the Register's Office for Davidson County, Tennessee.

This property, known as 2149 Christina Ct., Hermitage, TN 37076
(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.

Witness my/our hand(s) this 7th DAY OF June, 2017.

Jonathan S. Gibson by Nina S. Gibson, his Attorney in Fact

Jonathan S. Gibson by Nina S. Gibson, his Attorney-in-Fact

Nina S. Gibson

Nina S. Gibson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina S. Gibson, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of June, 2017.

Notary Public

My Commission Expires: 7-11-2020
(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nina S. Gibson, Attorney-in-Fact for Jonathan S. Gibson, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jonathan S. Gibson, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, Page _____, Register's Office of Williamson County, Tennessee.

20170608-0057504

Witness my hand and official seal, this the 7th day of June, 2017.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON