P17-8330-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 609,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2017. Notary Public MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20170049008 DEEDWARR
Recvd: 06/08/17 14:05 2 pgs
Fees:13.00 Taxes:2253.30
20170608-0057646

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brad Gibson	Loan One	
304 Elmington Avenue	461 Beecher Rd	104-10-0-056.00
Nashville, TN 37205	Gahanna, OH 43230	
(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, **James S. Boswell and Sarah Gay Boswell, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Bradley Gibson and Ginger Schneider Gibson, 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:

LAND in Davidson County, Tennessee, being Lot No. "B", on the Map showing Subdivision of Lots 16, 17 and 18 in Elmington Place Subdivision, of record in Plat Book 547, Page 43, to which plan reference is hereby made for a more complete description, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Elmington Avenue 57 feet 6 inches north of Richardson Avenue, being the common corner of Lots "A" and "B" on said plan, and also the common corner of Lots Nos. 17 and 18 on said recorded Plan; thence in an easterly direction with the line between Lots "A" and "B" 156 feet to a point 8 feet north of the line between Lots 17 and 18 of said recorded plan; thence northerly 52 1/4 feet to a point which is 12 feet west of the line between Lots 16 and 17; thence westerly 149 feet 5 inches to a point in the easterly margin of Elmington Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to James S. Boswell and wife, Sarah Gay Boswell by Warranty deed from Molly Hodgin and Matt Hodgin, wife and husband of record in Instrument No. 20140502-0037521 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **304 Elmington Avenue, Nashville, TN 37205.**

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 our hands this the 24th day of May, 2017.

James S. Boswell

Sarah Gay Boswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James S. Boswell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah Gay Boswell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public