THIS INSTRUMENT PREPARED BY:
Cecilia West Spivy
Attorney at Law
111 West Commerce, Suite 201
Lewisburg, TN 37091

Map 174, Parcel 363.00

BILL GARRETT, Davidson County
Trans:T20170076692 DEEDWARR
Recvd: 09/01/17 09:00 2 pgs
Fees:13.00 Taxes:932.40
20170901-0089904

Based on information provided by the parties.

WARRANTY DEED

FROM: TERRELL S. MAYO AND WIFE, HELEN D. MAYO

TO: SHON P. GILBERT AND WIFE, CASSIDY L. GILBERT

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, we, the undersigned, TERRELL S. MAYO AND WIFE, HELEN D. MAYO, have this day bargained and sold, and do, by these presents, transfer and convey unto SHON P. GILBERT AND WIFE, CASSIDY L. GILBERT, their heirs and assigns, all our right, title and interest in and to the following described realty follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 273, in the Final Plat Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, in the Register's Office of Davidson County, Tennessee.

Description was copied from previous deed. No new survey was performed.

This same realty conveyed to Terrell S. Mayo and Wife, Helen D. Mayo by deed from The Craig Company, of record in Instrument Number 20060522-0059952, in Register's Office of Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Instrument Number 20000905-0087103, amended in Instrument Number 20001204-0119093, Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, amended in Instrument Number 20041102-0131848, and By-Laws of record in Instrument Number 20000905-0087103 and Charter of Cane Ridge Farm Homeowner's Association of record in Instrument Number 20010815-0088360 and Instrument Number 200411102-0131848 and all matters shown on plan of record in Instrument Number 20050209-0015098, Instrument Number 20020123-0009340, Book 4428, Page 565 and Book 4420, Page 36, in Register's Office of Davidson County, Tennessee.

The 2017 taxes have been prorated between the parties and assumed by the Grantees. Possession shall pass upon the execution of this instrument.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, in fee-simple forever.

The Grantors COVENANT that they are lawfully seized and possessed of the granted realty; that they have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that they will forever

warrant and defend the title thereto unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR HANDS this 21st day of August, 2017.

TERRELL S. MAYO

HELEN D. MAYO

THIS INSTRUMENT SHOULD BE RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS SOON AS POSSIBLE AFTER HAVING BEEN SIGNED.

STATE OF TENNESSEE
COUNTY OF Marshall

On this 21st day of August, 2017, before me personally appeared TERRELL S. MAYO AND WIFE, HELEN D. MAYO, to me known to be the persons described in, and who executed the foregoing and attached instrument, and who acknowledged that they executed the same as their free act and deed.

My Commission Expires: 2/27/19

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

CECILIA WEST SPIVY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the actual value or consideration of this transfer is $**252,000.00**.

Affiant

Sworn to and subscribed before me this 21st day of August, 2017.

CECILIA WEST SPIVY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public

My Commission Expires: 2/27/19

TAXES WILL BE PAID BY:

SHON P. GILBERT
CASSIDY L. GILBERT
2572 KANLOW DRIVE
ANTIOCH, TN 37013

OWNER'S NAME & ADDRESS:

SAME

CECILIA WEST SPIVY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY