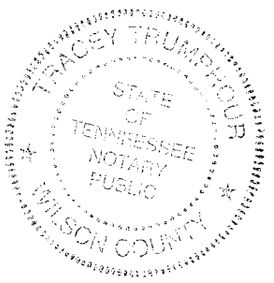
Bill Garrett Davidson County
Batch# 12865 DEEDWARR
10/12/2017 01:20:42 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20171012-0104734

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATIO.
GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Braunscheidel	David C. Braunscheidel	053110010800
(NAME)	(NAME)	
3051 Lakeshore Drive	3051 Lakeshore Drive	05311001900
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	05311002000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gerald C. Gibbs**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David C. Braunscheidel and Christine Braunscheidel, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Parcel 1 & 2: Tax Map # 053-11-0 Parcels 018.00 & 019.00

Land in Davidson County, Tennessee, being Lot No. 14 and the southerly 1/2 of Lot No. 13 of Block "A" on the Subdivision Map No 3 of Life & Casualty Insurance Company Property at Old Hickory, as of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot and part of Lot adjoin and front together 90 feet on the westerly side of park Circle and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Gerald C. Gibbs and wife, Connie Gibbs by Warranty Deed from Thomas C. Ross and wife, Nancy W. Ross and David W. Ross, a single person dated May 25, 2005 and recorded May 27, 2005 of record in Instrument No. 20050527-0059772, Register's Office for Davidson County, Tennessee. The said Connie Wilkerson Gibbs having since died on November 13, 2015 leaving Gerald C. Gibbs as the sole surviving tenant by the entirety.

Parcel 3: Tax Map # 053-11-0 / 020.00

Land in Davidson County, Tennessee Being the Northerly one half of Lot No. 13 of Block "A" on the Plan of the Subdivision Map No. 3, Life & Casualty Insurance Company Property at Old Hickory, Tennessee, as shown of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 Fronts 30 Feet on the Westerly side of Park Circle and runs back between parallel lines

180 feet to a Dead Line.

Being the same property conveyed to Gerald C. Gibbs and wife, Connie Wilkerson Gibbs by Warranty Deed from Robert Michael Wilkerson, dated April 02, 2014 and recorded April 04, 2014 of record in Instrument No. 20140404-0028220, Register's Office for Davidson County, Tennessee. The said Connie Wilkerson Gibbs having since died on November 13, 2015 leaving Gerald C. Gibbs as the sole surviving tenant by the entirety.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 974, page 11; Sanitary Sewer and/or Storm Drainage Easement recorded in Book 8917, Page 592, and Book 8917, Page 596; Easement recorded in Book 1003, Page 51, and Book 1090, Page 61, and Book 1217, Page 580, in the Register's office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 122 Park Circle, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 6th day of October, 2017.

Gerald C. Gibbs

State of Tennessee
County of Wilson

Personally appeared before me Gerald C. Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2017.

Notary Public _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-39956
SMG TN Warranty Deed