WARRANTY DEED

Bill Garrett Davidson County
Batch# 27352 DEEDWARR
11/17/2017 11:24:55 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20171117-0118279

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Waldron	Farmington Mortgage, a div of CapStar Bank	095 01 0 002.00
(NAME)	(NAME)	
2116 Guaranty Drive	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(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, **Susannah Lawrence Gibbons, Executrix of the Estate of Jane Barton Street Gibbons and Susannah Lawrence Gibbons, an individual**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael S. Waldron and Marcia Ann Ramirez, husband and wife**, hereinafter called the GRANTEE(S), 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. 163 on the plan of Section Two, Donelson Hills, as shown on plat of record in Plat Book 2330, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jane Gibbons by Warranty Deed from Thomas C. Bitzer and wife, Kelly J. Bitzer, dated 05/23/2002, of record in Instrument No. 20020528-0064368, in the Register's Office for Davidson County, Tennessee.

The said Jane Gibbons died testate on 12/31/2016, devising subject property to Susannah Lawrence Gibbons, as evidenced in File No. 17P32, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 2330, Page 86, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 5011, Page 577, 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 2116 Guaranty Drive, Nashville, TN 37214
(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), 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), 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 16th day of November, 2017.

SUSANNAH LAWRENCE GIBBONS, EXECUTRIX OF THE ESTATE OF JANE BARTON STREET GIBBONS

By: Susannah Lawrence Gibbons
Its: Executrix

Susannah Lawrence Gibbons, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susannah Lawrence Gibbons, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Jane Barton Street Gibbons, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 16th day of November, 2017

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Susannah Lawrence Gibbons with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2017

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10/31/2020

File No.: 01288-40625
SMG TN Warranty Deed