WARRANTY DEED

Bill Garrett Davidson County
Batch# 27702 DEEDWARR
11/20/2017 11:25:55 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171120-0118785

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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
John R. Hill Jr.	John R. Hill, Jr.	053-11-0-021.00
(NAME)	(NAME)	
125 Summit Run Place	125 Summit Run Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, we, **Gerald C. Gibbs, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John R. Hill Jr., an unmarried man**, 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 the Southerly one-half of Lot 11 and all of Lot 12 of Block "A" on the Plan of Subdivision Map No. 3, Life & Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Plat 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 part of Lot No. 11 and all of Lot No. 12 front together 90 feet on the Westerly side of Park Circle and run back between parallel lines 180 feet to a dead line.

Being part of the same property conveyed to Gerald C. Gibbs and wife, Connie Wilkerson Gibbs by Warranty Deed from Robert Michael Wilkerson, dated April 2, 2014 and recorded April 4, 2014 of record in Instrument No. 20140404-0028220, Register's Office for Davidson County, Tennessee.

The said Connie Wilkerson Gibbs died on 11/13/2015 leaving Gerald C Gibbs the sole surviving tenant by the entirety.

Subject to: (1) All matters shown on the plat of record in Plat Book 974, Page 11, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded, as Book 1217, Page 580 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Covenants, conditions, easements and restrictions recorded, as Book 1090, Page 61, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 8917, Page 596 and Book 8917, Page 600, in the Register's Office of Davidson County, Tennessee; and (5) Easement recorded in Book 1003, Page 51 in the Register's Office of 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 118 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), 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 my hand this 17th day of November, 2017.

Gerald C. Gibbs

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 17th day of November, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

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