BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114183

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $402,000.00.

Affiant

Subscribed and sworn to before me, this19th day of December, 2017.

Notary Public
My Commission Expires: ____

Bill Garrett Davidson County
Batch# 39970 DEEDWARR
12/20/2017 02:30:00 PM 2 pgs
Fees: $13.00 Taxes: $1,487.40
20171220-0129695

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Don Gibson and Danielle C. Gibson 1213 Kilrush Dr Franklin, TN 37069	New Owner	Tax Parcel ID No. 129-12-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily P. Adams and David R. Adams, Husband and Wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **William Don Gibson and Danielle C. Gibson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 222, as shown on the map entitled Warner Park Valley, Section 1, of record in Plat Book 3600, pages 12 thru 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EMILY P. ADAMS and husband, DAVID R. ADAMS, by deed from JEFFREY J. SPARKS and wife, ROBIN A. SPARKS, of record in Instrument No. 20140729-0067210, dated July 28, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 129-12-0-028.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3600, pages 12 thru 14, said Register's Office. Restrictive Covenants contained in instrument of record in Book 3466, page 89, as amended in Book 3577, page 511, and Book 3702, page 465, said Register's Office.

This is improved property located at 1013 Edwin Warner Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2017.

Emily P. Adams

David R. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily P. Adams and David R. Adams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018