Bill Garrett Davidson County
Batch# 42732 DEEDWARR
12/29/2017 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $826.76
20171229-0132373

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $223,450.00.

Affiant

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY C

Subscribed and sworn to before me, this 27th day of December, 2017.

Notary Public
My commission expires: 5/15/2021

02-1710-00007X

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
R. Anthony Zavitson 128 McCall Street Nashville TN 37211	**New Owner**	133-03-0-118.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clara Jane Gipson, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **R. Anthony Zavitson, unmarried**, hereinafter called the Grantees, their successors and 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. 6, on the Plan of Glencoe Acres, Section I (One), of record in Book 1835, Pages 137 and 138, as amended in Book 5531, Page 783, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clara Jane Gipson, a single person, reserving a life estate of Elizabeth Lindaman, a single person by Special Warranty Deed from Clara Jane Gipson, Executor of the Estate of Lois Anne Russell, dated November 23, 2010, recorded December 2, 2010, of record in Instrument No. 20101202-0095739, Register's Office for Davidson County, Tennessee. The said Elizabeth Lindaman having since died in September 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 128 McCall Street, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 27th day of December, 2017.

Clara Jane Gipson

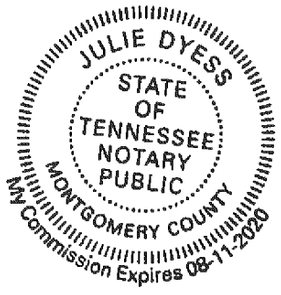
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Clara Jane Gipson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of December, 2017.

Notary Public

My Commission expires: 8/11/20



True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

