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WARRANTY DEED

Bill Garrett Davidson County
Batch# 61879 DEEDWARR
02/23/2018 12:07:31 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20180223-0017379

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 11-5-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rose Anne Braunstein	InterLinc Mortgage Services, LLC.	61-6-96
(NAME)	(NAME)	
4111 Edwards Avenue	10613 West Sam Houston Pkwy, N. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180180

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, DAVID E. GIBSON AND WIFE, BARBARA M. GIBSON**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ROSE ANNE BRAUNSTEIN, AN UNMARRIED WOMAN**, hereinafter called the GRANTEES, their heirs 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. 137 and the Southerly 10 feet of Lot No. 136, on the plan of Maplewood Heights Subdivision, which plat is of record in Book 547, page 78, (erroneously shown as page 77 in previous deeds of record), Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to David E. Gibson and wife, Barbara M. Gibson by Warranty Deed from Chester Phillip Cornett and wife, Cathy L. Cornett, dated November 15, 1991, of record in Book 8489, page 572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 547, page 78, Register's Office for said County; and (b) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4259, Page 919, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 4111 Edwards Avenue, Nashville, TN 37216
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of February, 2018

David E. Gibson

Barbara M. Gibson

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David E. Gibson and wife, Barbara M. Gibson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of February, 2018.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY