This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1804909

Bill Garrett Davidson County
Batch# 87008 DEEDWARR
05/01/2018 10:27:44 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20180501-0040952

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Terrence L. Gibson	**Mortgage Investor's Group**	59-11-0-95.0
Jewyl C. Gibson	**8320 East Walker Springs LN.**	
3853 Augusta Drive	**STE 200**	
Nashville, TN 37027	**Knoxville, TN 37923**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cornell Garrett, married,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Terrence L. Gibson and Jewyl Gibson, husband and wife,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being Lot No. 466 on the Plan of Haynes Manor, Section 3, as if record in Book 4175, page 11, Register's Office for said County. Said Lot fronts 75 feet on the northerly side of Augusta Drive and extends back 112.4 feet on the easterly line and 96.3 feet on the westerly line to a dead line in the rear and measures 76.7 feet thereon.

Being the same property conveyed to Gertrude E. Wheeler, for and during her natural life and upon her death the remainder to Bob Garrett and wife, Marjorie T. Garrett and Bob Garrett and wife, Marjorie T. Garrett by Warranty Deed from Cumberland Builders, Inc., dated 1/9/1970 and recorded 1/12/1970, of record in Book 4391, page 191, Register's Office for Davidson County, Tennessee. Being further conveyed to Carnell Garrett by Quit Claim Deed from Bob Garrett, a widower, and Marjorie Garrett and Gertrude Wheeler, both deceased, dated 2/11/2013 and recorded 2/12/2013, of record in Instrument No. 20130213-0014357, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate,

AND **Cornell Garrett, unmarried,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Cornell Garrett, unmarried,** further covenant and bind his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3853 Augusta Drive, Nashville, Tennessee 37207

Executed on this 30th day of April, 2018.

Cornell Garrett

Cornell Garrett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Cornell Garrett, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of April, 2018.

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00 1-8-19

Affiant

Sworn to and subscribed to me, the undersigned, 30th day of April 2018.

Notary Public

My Commission Expires: 1-8-19

1-8-19