Bill Garrett Davidson County
Batch# 111395 DEEDWARR
07/02/2018 11:08:19 AM 2 pgs
Fees: $13.00 Taxes: $1,860.73

20180702-0063800

(Notary Stamp)

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $502,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public

My commission expires: 9/22/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew Darnell and Brandon Gibson	First Bank	172-01-0A 032.00-CO
43 Nickleby Down	318 Seaboard Lane, Ste. 205	
Brentwood, TN 37027	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John Houston and wife, Katie H. Houston

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrew Darnell and Brandon Gibson, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Copperfield, Revised of record in Book 6900, Pages 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John Houston and wife, Katie Houston, by Warranty Deed from David R. Eby and wife, Andrea M. Eby, of record as Instrument No. 20100819-0065748 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 43 Nickleby Down, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Copperfield, Revised, of record in Book 6900, pages 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of June, 2018.

John Houston

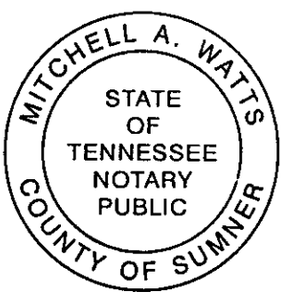
Katie H. Houston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Houston and Katie H. Houston, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that /they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of June, 2018.

Notary Public
My Commission Expires: 7.19.21



SolomonParks File No. 18-001209-528

SP 11/2015