Bill Garrett Davidson County
Batch# 115644 DEEDWARR
07/12/2018 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $856.55
20180712-0067480

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-22-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 087
Joshua Ryan Gibson 5611 Royal Court Hermitage, Tennessee 37076	Franklin American mortgage company 610 D Tower Circle Suite 600 Franklin, TN 37067	GROUP 50A PARCEL 10600 CO

For and in 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 Hurst, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joshua R. Gibson and Carrie Ann Gibson, Husband and Wife

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. 134, Final Plat, Farmingham Woods, Phase III, of record in Plat Book 7900, Page 554, Register's Office for said County*, to which reference is hereby made for a more complete and accurate description of said lot. * (a P.U.D. with its boundary plat at Book 7900, page 173, Register's Office for Davidson County)

Being the same property conveyed to David B. Hurst, unmarried by deed from Linda J. Gaskill, married, of record in Instrument No 20060918-0115138, Register's Office for said County, dated September 6, 2018, and Recorded on September 18, 2006

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5611 Royal Court, Hermitage, Tennessee 37076.**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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 and official seal at office this 2nd day of July, 2018.

DAVID HURST

18-0600HV

STATE OF Alaska

COUNTY OF Mat-Su

Personally appeared before me, David Hurst, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~2nd~~ 5th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 11/09/2020

Official Seal
Robert H. Smith
Notary Public-State of Alaska
My Comm. Expires 11/09/2020

PLEASE RETURN TO:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18