Bill Garrett Davidson County
Batch# 132102 DEEDWARR
08/22/2018 03:36:40 PM 2 pgs
Fees: $13.00 Taxes: $1,277.98
20180822-0083430

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

File No. RW0004398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Michael Gibson	Fairway Independent Mortgage Corp.	
(NAME)	(NAME)	
611 N 9th Street	4201 Marsh Lane	082-08-0-162.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Leigh Michaels and Nathan Michaels, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Michael Gibson, unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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. 167, Block I, on the Map of Blocks 1 & 2 of F.O. Beazley's McFerrin Addition to East Nashville, of record in Book 57, Page 136, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leigh Michaels and Nathan Michaels, wife and husband, by Quit Claim Deed from Leigh Ann Polsgrove n/k/a Leigh Michaels, (married to Nathan Michaels, spouse not in title), dated June 15, 2015, recorded June 22, 2015 in Instrument No. 20150622-0059572. Being the same property conveyed to Leigh Ann Polsgrove, unmarried, by Warranty Deed from Cornerstone Investments, Inc., dated May 30, 2007, recorded June 15, 2007 in Instrument No. 20070615-0071758.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 611 N 9th Street, Nashville, TN 37206

(House Number) (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 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 this 21st RW day of August, 2018.

Leigh Michaels by Joshua L. Hunter,
As Attorney-in-Fact

Nathan Michaels by Joshua L. Hunter,
As Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Joshua L. Hunter, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Leigh Michaels and Nathan Michaels, and who acknowledged that they executed the same as the free act and deed of the said Leigh Michaels and Nathan Michaels, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument _____, said Register's Office.

Witness my hand and official seal this 21st day of Aug, 2018.

RWalters
NOTARY

My Commission Expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206