File Box 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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W & I Ref: (cwi)
Dav. Co. File: Box 8

Karen Y Johnson Davidson County
Batch# 149585 DEEDWARR
10/05/2018 02:43:08 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20181005-0099261

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Gibson 3611 Hampton Avenue Nashville, TN 37215	John R. Gibson 3611 Hampton Avenue Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 11701007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and in order to vest full ownership in Grantee, the undersigned **Susan Gibson Brown, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, and convey unto **John R. Gibson and wife, Kathy Gibson, as to a one-half interest, and Ragan Gibson Graves as to a one-half interest, the half interests, as they relate to one another, to be held as tenants in common**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 and the northerly 60 feet of Lot No. 2, Block J, on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said property fronts 160 feet on the westerly margin of Stones, Avenue, now Lynnbrook Road, and extends back between parallel lines, along the southerly margin of an alley, 221 ¼ feet to an alley.

Being the same property conveyed to John R. Gibson and Susan Gibson Brown as tenants in common by Executor's Quitclaim Deed of record as Inst. No. 20181005-0099260 Register's Office for Davidson County, Tennessee.

Susan Gibson Brown gained her interest in this property through inheritance and never used the property as a person residence.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 709 Lynnbrook Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on September 29, 2018.

Susan Gibson Brown

Susan Gibson Brown

State of Pennsylvania
County of CHESTER

On September 29th, 2018, before me the undersigned authority, personally appeared **Susan Gibson Brown,** acting individually and as Executrix, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Joseph Johnson

Notary Public

My Commission Expires: NOV 16 2021

COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC JOSEPH JOHNSON

Commonwealth of Pennsylvania - Notary Seal
Joseph Johnson, Notary Public
Chester County
My commission expires November 16, 2021
Commission number 1219801
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 300,000.00.

John R. Gibson
Affiant

Sworn and subscribed before me on Oct 3, 2018.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019