Karen Y Johnson Davidson County Batch# 153338 DEEDWARR 10/23/2018 09:29:30 AM 3 pgs Fees: $18.00 Taxes: $333.00 20181023-0104806 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Wilson The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.** Affiant Subscribed and sworn to before me, this 18th day of October, 2018. Notary Public My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jim Adams, IV	SAME AS NEW OWNER	**091-04-0-062.00**
1023 College Ave.		
Nashville, TN 37209		

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,

Charlsey Gibson and Aldoa Gibson, as joint tenants with right of survivorship

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

Jim Adams, IV, an unmarried man

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of University Heights Subdivision, Section 2, of record in Plat Book 1424, Page 122, 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 Charlsey Gibson and Aldoa Gibson as joint tenants with right of survivorship by Quitclaim Deed from Rosa Ella Smith, of record in Instrument No. 20131204-0123562, Register's Office for Davidson County, Tennessee, dated December 03, 2013 and recorded on December 04, 2013.

This is improved property known as **1023 College Ave., Nashville, TN 37209.**

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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record 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 18th day of October, 2018.

Charlsey Gibson

Aldoa Gibson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charlsey Gibson and Aldoa Gibson, 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 18th day of October, 2018.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001327-529

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY