Karen Y Johnson Davidson County
Batch# 172658 DEEDWARR
12/11/2018 01:30:45 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20181211-0120576

WARRANTY DEED

PATRICK-H18356

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF December, 2018.

(Affix Seal) Notary Public

My Commission Expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Audrey Patrick, unmarried woman	NEW OWNER	115.02-0A-001.00 CO
965 Davidson Drive		
Nashville, TN 37205		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CASEY JORDAN GIBSON AND BROOKE RENAE GIBSON, HUSBAND AND WIFE AND ROBERT T. GIBSON, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AUDREY PATRICK, UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Glenwood Townhomes, A Horizontal Property Regime with Private Elements, described in that Declaration of Covenants, Conditions and Restrictions for Glenwood Townhomes, A Horizontal Property Regime with Private Element, of record in Instrument No. 200811120111983, Register's Office of said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glenwood Townhomes, A Horizontal Property Regime with Private Elements, contained in said Declaration, the Plan filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C" are incorporated herein by reference and made a part hereof as though copied herein verbatim.

Being the same property conveyed to Casey Jordan Gibson and Brooke Renae Gibson, husband and wife and Robert T. Gibson, a married man by deed from Falon M. Viet now known as Falon M. Viet Scott and husband, Bryan A. Scott of record in Book 201409110083439, recorded on 09/11/2014, Register's Office for Davidson County, Tennessee.

Subject to any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 965 Davidson Drive, Nashville, Tennessee 37205 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 10th day of December, 2018 :

Casey Jordan Gibson

Brooke Renae Gibson

Robert T. Gibson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CASEY JORDAN GIBSON AND BROOKE RENAE GIBSON AND ROBERT T. GIBSON, the bargainor(s), 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. Witness my hand and official seal at Sumner County, Tennessee, this 10th day of December, 2018.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019