THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-9681-BW Karen Y Johnson Davidson County Batch# 179008 DEEDWARR 12/31/2018 09:22:28 AM 2 pgs Fees: $13.00 Taxes: $832.50 20181231-0126090	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00. Catherine Clearwaters Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF December, 2018. Notary Public MY COMMISSION EXPIRES: 09/22/2021 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Gifford		MAP
719 Idlewild Drive	New Owner	PARCEL 052-01-0-312.00
Madison, TN 37115		
(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, WE, **Arthur C. Robey, unmarried and Beverly Kay Threadgill, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Mark Gifford, a single man**

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. 6, 7 and 8 , Block "M" on the revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos 6, 7 and 8 front 50 feet each on the Easterly side of Lanier Avenue (now Idlewild Drive) and run back between parallel lines 150 feet to a dead line. Lot No. 5 and remaining 30 feet of Lot No. 6, 150 feet a dead line.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to James W. Hinkle and wife, Margaret M. Hinkle by deed from Bernice Keys Campbell, a widow, of record in Book 7352, Page 323, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being a part of Lot No. Six (6) on the revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, page 7, Register's Office for said County.

Said part of Lot No. Six (6) fronts 20 feet on the easterly side of Lanier Avenue (now Idlewild Drive) and runs back between parallel lines between Lot No. Five (5) and the remaining 30 feet of Lot No. Six (6) 150 feet to a dead line.

Being the same property conveyed to Arthur C. Robey and wife, Beverly Threadgill Robey by Warranty Deed from Barry J. Brown and Barbara B. Brown, of record in Instrument No. 20101124-0094212, Register's Office for Davidson County, Tennessee, dated November 23, 2010 and recorded on November 24, 2010

The said Arthur C. Robey and Beverly Threadgill Robey having since divorced pursuant to Final Decree of Divorce, Case number 18D169, of record in the Circuit Court for Davidson County, Tennessee on November 14, 2018.

The said Beverly Threadgill Robey is one and the same and now known as Beverly Kay Threadgill.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **719 Idlewild Drive, Madison, TN 37115.**

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 ~~our~~ hand( ) this the 28th day of December, 2018.

Arthur Carr Robey

Arthur C. Robey

Beverly Kay Threadgill

Beverly Kay Threadgill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arthur C. Robey** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2018.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beverly Kay Threadgill** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2018.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public