This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 19th day of November, 2018.

Notary Public
My commission expires:

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

Karen Y Johnson Davidson County
Batch# 180469 **DEEDWARR**
01/03/2019 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20190103-0000927

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Guillaume Antoine Pierre Lechat and Louise Jordana Lechat	ANGEL OAK MTG SOLUTIONS, 3060 PEACHTREE RD NW, STE 500B ATLANTA, GA 30305	072-16-0 029.00

2 TOWNHOUSE 1875 WESLEY STREET ST HELIER, JERSEY JE2 4DA, CHANNEL ISLANDS

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAUREN M. GIBSON AND GABRIEL M. GIBSON, A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GUILLAUME ANTOINE PIERRE LECHAT AND LOUISE JORDANA LECHAT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, Page 66, 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 Lauren M. Gibson and Gabriel M. Gibson by deed from Lauren M. Gibson (fka Lauren M. Mechetner), dated 12/11/2017, of record in Instrument No. 20171218-0128499, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1915 Berkshire Dr., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hands this the 15 day of November, 2018.

Lauren M. Gibson 11.15.18
Lauren M. Gibson

Gabriel M. Gibson 11.15.18
Gabriel M. Gibson

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren M. Gibson and Gabriel M. Gibson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of November, 2018.

My commission expires:

See Attached
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 11/15/2018 (Date) before me, Samura Cummings, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Lauren M. Gibson and Gabriel M. Gibson (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SAMURA CUMMINGS
Comm. No. 2154939
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. May 27, 2020

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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