Karen Johnson Davidson County
Batch# 193047 DEEDWARR
02/07/2019 10:40:19 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20190207-0011808

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$140,000.00~~ 297,500.00 FSP

Affiant

Subscribed and sworn to before me, this 30th day of November, 2018.

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

My commission expires: 3/26/24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Billy Gene Gibson **Juanita Gibson**	American Nationwide Mortgage, Inc.	**17601007500**
4268 Maxwell Road	3820 Northdale Blvd. Suite 111A	
Antioch, TN 37013	Tampa, FL 33624	

FOR AND IN 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 ACKNOWLEDGE, WE,

~~**Rodney W. Jefferson and wife, Dorothy Renae Jefferson**~~ Provision Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy Gene Gibson and Juanita Gibson, husband and wife

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. 158 of Peppertree Forest Subdivision, Section 16, as of record in Plat Book 8250, page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Provision Homes, LLC, by Warranty Deed from Rodney W. Jefferson and wife, Dorothy Renae Jefferson, dated May 4, 2018 and recorded May 7, 2018, of record in Instrument No. 20180507-0043652, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Satisfaction and release of that Judgment entered on April 14, 2009 against Billy Gibson, in favor of North Star Capital Acquisition, LLC. for $$900.53, Docket No. 09GC7343, General Sessions Court, Davidson County, Tennessee, of record in Instrument No. 20090731-0071791, said Register's Office, or proof that is not one and the same person as the Judgment debtor.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4268 Maxwell Road, Antioch, TN 37013.

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 in 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.

_____ Date: 11/30/18
Provision Homes, LLC
BY: Anthony Stephenson
ITS: Member

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Anthony Stephenson** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Member of Provision Homes, LLC and that they are authorized by Provision Homes, LLC to execute this instrument on its behalf.

Witness my hand this 30 day of **November , 2018.**

_____
Notary Public
My commission expires: 5-22-22

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY