PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 201146 **DEEDWARR**
03/01/2019 02:33:27 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20190301-0018982

W & I Ref: (RE) Title No.: 60297
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah Milligan Brent Milligan 1048 Stonebridge Park Dr. Franklin, TN 37069	FirstBank, ISAOA/ATIMA 318 Seaboard Lane, Suite 205 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 10614019100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gabriela C. Gibson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Milligan and Brent Milligan, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 2 on the Plan of Resubdivision of the Sharpe Property of record in Book 6050, page 251, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gabriela Monzon and husband, Juan A. Monzon by Warranty Deed from Roy S. Jones and wife, Cynthia Lynn Jones and John D. Gilbert, Jr. and wife, Marian Kay Gilbert, dated June 30, 2007 and recorded on February 8, 2007 of record in Instrument No. 20070208-0016779, said Register's Office for Davidson County, Tennessee. The said Gabriela Monzon and Juan Alberto Monzon have since divorced by Final Decree, Docket No. 07D-1260 in the Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated September 10, 2007, recorded September 25, 2007 of record in Instrument No. 20070925-0114454, said Register's Office. Juan A. Monzon conveyed his interest in subject property to Gabriela Monzon. The said Gabriela Monzon is now known as Gabriela Castillejos. Gabriela Castillejos is now known as Gabriela C. Gibson.

Anthony N. Gibson, spouse of Gabriela C. Gibson, joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 10614019100.
The Plan, with Owner's Certificate, of record in Book 6050, page 251, said Register's Office, shows an owner's certificate to bet determined by Metropolitan Zoning and a 10 foot easement for public utility and drainage purposes along the front, rear and easterly lines of said lot. And a 10 foot sewer service easement across the northerly portion of said lot.

This is improved property, known as 77 Lyle Lane, Nashville, TN 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of March, 2019.

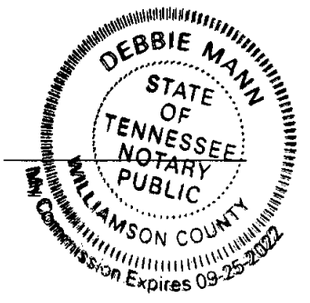
Gabriela C. Gibson **Anthony N. Gibson**

State of Tennessee

County of Davidson

On this 1st day of March, 2019, before me the undersigned authority, personally appeared Gabriela C. Gibson and Anthony N. Gibson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Sworn and subscribed before me this 1st day of March, 2019.

Notary

My Commission Expires: 