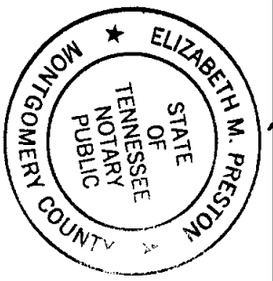
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$197,350.00** (One Hundred Ninety Seven Thousand Three Hundred Fifty).

AFFIANT

Subscribed to and sworn before me this 25th day of April, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/14/19 (NOTARY SEAL)



Karen Johnson Davidson County
Batch# 222174 **DEEDWARR**
04/26/2019 09:10:48 AM 2 pgs
Fees: $13.00 Taxes: $730.20

20190426-0038413

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Joshua A. Gibson and Virginia M. Cooper 505 Cumberland Avenue Madison, TN 37115	New owner	04309014100

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **ZACHARY M. GORDON AND WIFE, RUTH E. GORDON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSHUA A. GIBSON AND VIRGINIA M. COOPER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 the westerly 50 feet front and 59 feet rear of Lot No. 29, Block F on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachary M. Gordon and wife, Ruth E. Gordon by deed from Daniel Davis and spouse, Christy L. Davis of record in Instrument No. 20160812-0083990, dated July 12, 2016 and recorded August 12, 2016, Register's Office for Davidson County, Tennessee.

Being also known as 505 Cumberland Avenue, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **505 CUMBERLAND AVENUE** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 25th day of April, 2019

X _____
Zachary M. Gordon

X _____
Ruth E. Gordon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Zachary M. Gordon and Ruth E. Gordon** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of April, 2019.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020