Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1905295

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2019.

Notary Public
My Commission Expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 238209 DEEDWARR
06/04/2019 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190604-0052880

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Andrew Duncan Gasson-Gardner and Lisa Gasson-Gardner	First National Bank	053-03-0-334.00
1506 Hadley Ave	1608 Williams Dr. #301	
Old Hickory, TN 37138	Murfreesboro, TN 37129	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Celia Turrill, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew Gasson-Gardner and Lisa Gasson-Gardner, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in the Fourth Civil District of Davidson County, Tennessee, being a part of Lot No. 196, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 66, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning with an iron pin at the Northeast corner of Lot No.196 and running thence the following courses and distances: South 0 degrees 47 minutes West 58.0 feet to an iron pin; thence North 89 degrees 13 minutes West 108.2 feet to an iron pin; thence North 0 degrees 47 minutes East 58.0 feet to an iron pin; thence South 89 degrees 13 minutes East 108.2 feet to an iron pin and the point of beginning, containing 0.14 acres, more or less, also beginning with an iron pin at the Southeast corner of Lot No.195 and running thence the following courses and distances: North 89 degrees 13 minutes West 108.2 feet to an iron pin; thence North 0 degrees 47 minutes East 5.5 feet to an iron pin; thence South 89 degrees 13 minutes East 108.2 feet to an iron pin; thence South 0 degrees 47 minutes West 5.5 feet to an iron pin and the point of beginning, containing 0.01 acres, more or less.

Also conveyed herein is a part of Lot No. 195, Section C, Village of Old Hickory, more particularly described as follows: Beginning with an iron pin at the Southwest comer of Lot No. 195, and running thence the following courses and distances: North 0 degrees 47 minutes East 5.5 feet to an iron pin; thence South 89 degrees 13 minutes East 59.0 feet to an iron pin; thence South 0 degrees 47 minutes West 5.5 feet to an iron pin; thence North 89 degrees 13 minutes West 69.0 feet to an iron pin, and the point of beginning, containing 0.01 acres, more or less. Also being a part of Lot No. 196, Section C, Village of Old Hickory, being more particularly described as follows: Beginning with an iron pin at the Northwest corner of Lot No. 196, and running thence the following courses and distances; South 89 degrees 13 minutes East 59.0 feet to an iron pin; thence South 0 degrees 47 minutes 58.0 feet to an iron pin; thence South 89 degrees 13 minutes East 108.2 feet to an iron pin; thence South 0 degrees 47 minutes West 27.0 feet to an iron pin; thence North 89 degrees 13 minutes West 167.2 feet to an iron pin; thence North 0 degrees 47 minutes East 85.0 feet to an iron pin, and the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to Celia Turrill by Special Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") of record in Instrument No. 20060428-0048835 Register's Office for Davidson County, Tennessee, dated April 03, 2006 and recorded on April 28, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1506 Hadley Ave, Old Hickory, TN 37138.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 my hand this 31st day of May, 2019.

Celia Turrill

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Celia Turrill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 31st day of May, 2019.

TABITHA J. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21

True Copy Certification

I, Jacquelyn Rudolph, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

