WARRANTY DEED

Karen Johnson Davidson County
Batch# 252160 DEEDWARR
07/03/2019 09:32:50 AM 4 pgs
Fees: $23.00 Taxes: $740.00

20190703-0064976

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

(Affiant)

Sworn to and subscribed before me this ____ day of June, 2019.

Notary Public

My commission expires: 1-18-22

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Andrew Gilmore and Zandre Labuschagne (NAME)	~~**Andrew Gilmore and Zandre Labuschagne**~~ (NAME)	092-02-0-415
34 B North Hill St. (ADDRESS)	Century Lending Co. (ADDRESS)	
Nashville TN 37210 (City) (State) (Zip)	9931 Corporate Campus Dr Ste 1200 Louisville KY 40223 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gerald Barksdale and Jessica Hanson, tenant in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Gilmore and Zandre Labuschagne, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 92, Block 8 on the Plan of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being all the same property conveyed to Jessica Hanson and Michael E. Hester by deed from Deutsche Bank National Trust Company as Trustee for Carrington Mortgage Loan Trust, Series 2005-NCS Asset-Backed Pass-Through Certificates, of record in Inst. No. 20090427-0037425,said Register's Office. Subsequently, Jessica Hanson and Michael E. Hester conveyed their interest to Gerald Barksdale and Jessica Hanson, as tenants in common, by deed of record in Instr. No. 30110526-0040474, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-NGH-19-2411

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to all items shown on the plan of record of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

2. Any claims arising from or related to whether Agnes Grigsby did or did not not predecease Major C. Thurman (Book 5780, Page 557).

3. Any claims arising from or related to whether Major C. Thurman did or did not not predecease Laura E. Grant (Book 2860, Page 292).

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2019.

(SEAL)
Gerald Barksdale

Jessica Hanson, BY HER ATTORNEY IN FACT, GERALD BARKSDALE (SEAL)
Jessica Hanson by Gerald Barksdale, Attorney-In-Fact

Notary Page Attached

ACKNOWLEDGMENT

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 San Diego)

On 06/26/2019 before me, Gabriel John Woulbroun, Notary Public
(insert name and title of the officer)

personally appeared Gerald Barksdale AS ATTORNEY IN FACT FOR JESSICA HANSON
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.

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.

GABRIEL JOHN WOULBROUN
COMM.# 2248735
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: JULY 2, 2022

Signature _____ (Seal)

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Commission Expires: JULY 2, 2022

Signature _____ **(Seal)**