THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621213

Karen Johnson Davidson County
Batch# 266645 **DEEDWARR**
08/05/2019 11:29:41 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20190805-0077316

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2019.

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dallin Henderson and Gwendolyn Henderson 460 Highpoint Terrace Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-10-0D-029.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Bradley Gibson and Caroline Grace Gibson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dallin Henderson and Gwendolyn Henderson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Final Plat for Jackson Valley Subdivision Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL BRADLEY GIBSON and CAROLINE GRACE GIBSON, HUSBAND AND WIFE, by deed from NINA C. HOLTON and NICHOLAS A. HOLTON, WIFE AND HUSBAND, of record in Instrument No. 20160916-0097572, dated September 15, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 181-10-0D-029.00 CO.

Matters shown on the Plan of record in Instrument No. 20071012-0121332, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070322-0035003 amended in Instrument No. 20110713-0053717, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060512-0055724, said Register's Office.

This is improved property located at 460 Highpoint Terrace Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2019.

Michael Bradley Gibson

Caroline Grace Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Bradley Gibson and Caroline Grace Gibson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2019.

Notary Public

My Commission Expires: _____

