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

CRT File No. 190520433

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $589,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2019.

Notary Public
My Commission Expires: 09.08.2022

Karen Johnson Davidson County
Batch# 277573 DEEDWARR
08/29/2019 10:23:44 AM 2 pgs
Fees: $13.00 Taxes: $2,179.30
20190829-0087196

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Bond 919 Glendale Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 132-09-0-066.00

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, **Charles Thomas Gibson and Katherine H. Gibson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Bond, unmarried** ("Grantees"), its 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 the Northerly 144 feet of Lot 13 on the Map Showing Subdivision of Lots 27, 28, 36 thru 43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1 of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby described as follows:

Beginning at an iron pin at the Southeast corner of Glendale Park Avenue and Soper Avenue; thence with the Southerly margin of Glendale Park Avenue, Eastwardly 142.5 feet to the corner of Lots 13 and 14; thence with the line between said two lots, Southwardly 144 feet; thence at right angles Westwardly 142.5 feet to the Easterly margin of Soper Avenue; thence with said avenue Northwardly 144 feet to the beginnings.

Being the same property conveyed by Quitclaim Deed from Katherine McClure Harwell n/k/a Katherine H. Gibson and Charles Thomas Gibson, wife and husband to Charles Thomas Gibson and Katherine H. Gibson, husband and wife, as recorded on the 13th day of April, 2015 in Instrument No. 20150413-0032410 and Warranty Deed from William Alexander Stevens, III, and wife, Lauren Marie Stevens to Katherine McClure Harwell, unmarried and Charles Thomas Gibson, unmarried, as joint tenants with rights of survivorship, as recorded on the 10th day of March, 2014 in Instrument No. 20140310-002004, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL SUBDIVISION NO. 1, as recorded in Plat Book 547, Page(s) 52.

This is improved property located at 919 Glendale Lane Nashville TN 37204

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 26th day of August, 2019.

Charles Thomas Gibson

Katherine H. Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Thomas Gibson and Katherine H. Gibson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022