THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520432** Karen Johnson Davidson County Batch# 280581 DEEDWARR 09/04/2019 11:29:42 AM 2 pgs Fees: $13.00 Taxes: $4,541.75 20190904-0089251	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,227,500.00. Affiant Subscribed and sworn to before me, this30th day of August, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Charles Thomas Gibson and Katherine Harwell Gibson 919 Glendale Lane Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 11 0 079.00

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, **Harold Newton Lovvorn, III. and Suzanne M. Lovvorn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Thomas Gibson and Katherine Harwell Gibson, husband and wife**, ("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 Lot 29, D F KENNER'S WALNUT GROVE, as shown on plat of record in Plat Book 974, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Harold Newton Lovvron, III and wife, Suzanne M. Lovvorn to Harold Newton Lovvorn, III and Suzanne M. Lovvorn husband and wife as recorded on the 17th day of June, 2013 in Instrument No. 20130617-0061679 and Warranty Deed from The Walnut Drive Limited Partnership, a Tennessee limited partnership to Harold Newton Lovvron III and wife, Suzanne M. Lovvorn as recorded on the 16th day of October, 2002 in Instrument No. 20021016-0127081, 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.

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 116 11 0 079.00, 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 D F KENNER'S WALNUT GROVE, as recorded in Plat Book 974, Page(s) 2.

Declaration of Covenants, Conditions and Restrictions recorded in Book 1090, Page 10.

This is improved property located at 326 Walnut Drive Nashville TN 37205

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 30th day of August, 2019.

Harold Newton Lovvorn, III.

Suzanne M. Lovvorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold Newton Lovvorn, III. and Suzanne M. Lovvorn, 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 30th day of August, 2019.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021