Karen Johnson Davidson County
Batch# 293862 DEEDWARR
10/01/2019 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,331.63
20191001-0099924

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190922708**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2019. Notary Public My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Grant Gibbs 914 Warren Street Nashville TN 37208	Send Tax Bills To: CAPSTAR BANK 2002 RICHARD JONES RD #300A NASHVILLE, TN 37215	Tax Information: Tax Parcel ID No. 92-4-0-298.00

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, **Daniel Dean, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant Gibbs an unmarried man**, ("Grantee"), his 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 part of the C. M. Holt Mansion House Tract in C. M. Holt's Plan, as of record in Plat Book 21, Page 33, Register's Office for said County, being Lot No. 12 on the unrecorded plan of said property described according to a survey made by S. R. Sanford, Jr., August 14, 1947, as follows:

Beginning on the easterly margin of Warren, formerly Holt Street, 42 feet south of a 20 foot alley north of Holt Plan, said beginning point being the common corner of Lot Nos. 11 and 12; thence with the line between said lots, easterly 61 feet 6 inches to the westerly line of Lot No. 10; thence with the westerly line of said lot, southwardly 37 feet to the corner of Lot Nos. 12 and 13; thence with the line between said lots, westerly 61 feet 6 inches to the easterly margin of Warren Street; thence with the easterly margin of said Street, northwardly 37 feet to the point of beginning.

Being the same property conveyed to Daniel Dean by Warranty deed from Carolyn D. Reynolds of record in Instrument No. 20100527-0041106 Register's Office for Davidson County, Tennessee, dated May 14, 2010 and recorded on May 27, 2010.

Novella Dean joins in the conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Daniel Dean.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee.

Ac

This is improved property located at 914 Warren Street Nashville TN 37208

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, Grantors warrant that this instrument is effective as of the 25th day of September, 2019.

Daniel Dean

Daniel Dean

Novella Dean

Novella Dean

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Dean and Novella Dean, 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 24th day of September, 2019.

SEE ATTACHED

Notary Public

My Commission Expires: _____

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 FRESNO)

On SEPTEMBER 24, 2019 before me, J. RAKAPHOUME, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DANIEL DEAN, NOVELLA DEAN,
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.

J. RAKAPHOUME
COMM. # 2203617
NOTARY PUBLIC • CALIFORNIA
FRESNO COUNTY
Comm. Exp. JULY 8, 2021

Signature J. Rakaphoume (Seal)

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022