Karen Johnson Davidson County
Batch# 339876 DEEDWARR
01/07/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20200107-0002076

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0863

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of January, 2020

Notary Public

Commission Expires: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephanie Anais Fraire 6205 Del Sol Drive Whites Creek, TN 37189	Liberty Financial A Division of ETFCU, ISAOA/ATIMA 1200 Forest Bridge Road Louisville, KY 40223	049-14-0A-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Darren Craig Gipson, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Anais Fraire, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Vista of record in Instrument Number 20170203-0011914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darren C. Gipson, married man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20180214-0014552, Register's Office for Davidson County, Tennessee, dated February 08, 2018 and recorded on February 14, 2018. (Value of consideration shown in aforementioned deed $281,770.00.) Being also known as 6205 Del Sol Drive, Whites Creek, Tennessee 37189.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6205 Del Sol Drive, Whites Creek, TN 37189

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of January, 2020.

Darren Craig Gipson

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~SUMNER~~ WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darren Craig Gipson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this ~~6th~~ 3rd day of January, 2020.

OFFICIAL STAMP
ALEXANDER EDWARD PROBST
NOTARY PUBLIC-OREGON
COMMISSION NO. 966310
MY COMMISSION EXPIRES SEPTEMBER 06, 2021

Notary Public
My Commission Expires: 09-06-2024

(Notary Seal)

True Copy Certification

I, Jennifer Pennell, 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.

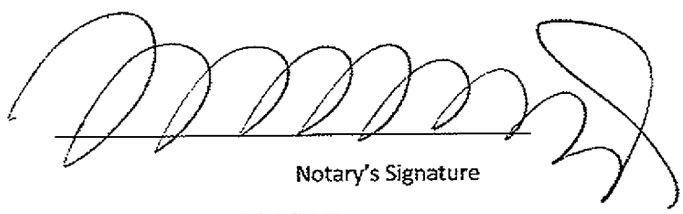


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

