THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $389,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 445862 **DEEDWARR**
07/29/2020 12:25:41 PM 2 pgs
Fees: $13.00 Taxes: $1,441.15
20200729-0083496

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Robert Daniel, Jr. and Michele Pixler Daniel 9029 Old Charlotte Pike Pegram TN 37143	New Owner	Tax Parcel ID No. 112 00 0 092.00

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, **Gary Gipson and Mona Gipson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Robert Daniel, Jr. and Michele Pixler Daniel, 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:

A Tract of Land in the 9th Civil District of Davidson County, Tennessee, According to a Survey Made by Petty & Petty, Dated May 28, 1968, More Particularly Described as Follows:

Beginning at a Point in the Easterly Margin of Old Charlotte Pike, Said Point being 527 feet in a Southerly Direction along the Easterly Margin of Old Charlotte Pike from the Northwest Corner of the Property Conveyed to J. Dedrick Stevens and E. D. Hill, By Deed from B.T. Miller and wife, Nell Gordia Miller, of record in Book 4123, Page 349, Said Register's Office; Thence South 75 Deg. 00' East a Distance of 785 feet to a Point; Thence South 2 Deg 46' West a Distance of 167 feet to a Point; Thence North 74 Deg. 50' West a Distance of 827 feet to a Point in the Easterly Margin of Old Charlotte Pike; Thence along the Easterly Margin of Old Charlotte Pike, North 16 Deg. 49' East a Distance of 160 Feet to the Point of Beginning. Said Tract being designated as Tract No. 4 and Containing 3.0 Acres.

Being the same property conveyed to Gary Gipson and Mona Gipson, husband and wife, by Warranty Deed from Bonnie Sue Bass, Joe Edmond Bass, Susan Gayle Bernard James William Bass, III, of record in Instrument No. 20050613-0067043, in the Register's Office of Davidson County, Tennessee, dated June 8, 2004 and recorded June 13, 2005.

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 2020 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.

This is improved property located at 9029 Old Charlotte Pike Pegram TN 37143

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 27th day of July, 2020.

Gary Gipson

Mona Gipson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Gipson and Mona Gipson, 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 27th day of July, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021