Karen Johnson Davidson County
Batch# 481248 DEEDWARR
09/23/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20200923-0108965

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $195,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 10th day of September, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2024
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Philip Milks and Sarah Chandler (NAME)	Philip Milks and Sarah Chandler (NAME)	54-09-20.00
3044 Lakeshore Drive (ADDRESS)	3044 Lakeshore Drive (ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gerald C. Gibbs,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Philip Milks and Sarah Chandler**, husband and wife, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being a 1.32-acre tract of land lying in the City of Lakewood, Davidson County, Tennessee. Said tract further described as being Lot #1 on the plan of the resubdivision of the W. D. Warren property as of record in Plat Book 6200, page 998, of the Register's Office of Davidson County, (R.O.D.C.). Property description as follows: Beginning at an existing iron pin lying in the South margin of Lakeshore Drive, said point further described as being the Northeast comer of herein described tract and the Northwest corner of the J.B. Gammon property as of record in Deed Book 5653, Page 510, R.O.D.C.; thence leaving said point of beginning and running with the line of Gammon South 28 degrees, 57 minutes, 47 seconds West a distance of 496.80 feet to a set iron pin by a comer post in the line of Elden T. Green as of record in Deed Book 7061 and 4779, Pages 367 and 64, R.O.D.C.; thence running with the line of Green North 46 degrees, 59 minutes, 37 seconds West a distance of 128. 78 feet to a set iron pin; thence leaving Greens' line and running with the common line of lots # 1 and #2 on said resubdivision plan North 28 degrees, 43 minutes, 27 seconds East a distance of 424.06 feet to a set iron pin in the South margin of Lakeshore Drive; thence running with the margin of Lakeshore Drive and a curve to the left having a central angle of 13 degrees, 01 minutes, 08 seconds, a radius of 588.00 feet, a tangent of 67.09 feet, a chord of 133.32 feet on a bearing of South 79 degrees, 10 minutes, 21 seconds East, a total distance along the arc of 133.61 feet to the point of beginning and containing 1.32 acres.

Being the same property conveyed to Gerald C. Gibbs and wife, Connie W. Gibbs by deed dated October 15th, 2004 from Don L. Powell and wife, K. Phyllis Powell of record in Instrument Number 20041015-0124570, Register's Office for Davidson County. Connie W. Gibbs, wife of Gerald C. Gibbs having since deceased.

This property is _x_unimproved __improved property known as: 3044 Lakeshore Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of September, 2020.

Gerald C. Gibbs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald C. Gibbs, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY