Karen Johnson Davidson County
Batch# 492929 DEEDWARR
10/09/2020 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20201009-0117627

WARRANTY DEED

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF October, 2020.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jacob Stielow			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
(NAME)			(NAME) CapStar Bank			181010A19600CO
7233 Sugarloaf Drive (ADDRESS)			2002 Richard Jones Rd., Ste A300 (ADDRESS)			
Nashville (CITY)	TN (STATE)	37211 (ZIP)	Nashville (CITY)	TN (STATE)	37215 (ZIP)	

FOR AND 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, WE, **Reginald Gibb and Angela Michelle Gibb, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Stevens Stielow, married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 49 on the Plan of Section Six, Sugar Valley of record in Plat at Instrument No. 20020321-0034914, 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 Kimberly K. Hollingshead, Trustee by Trustee's Quitclaim deed from Reginald Gibb of record in Instrument No. 20160218-0015400 Register's Office for Davidson County, Tennessee, dated February 17, 2016 and recorded on February 18, 2016. Within the same deed, Kimberly K. Hollingshead, Trustee further conveyed to Reginald Gibb and Angela Michelle Gibb, husband and wife. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property previously conveyed to Reginald Gibb, unmarried by Warranty deed from Natalie Sneed, unmarried of record in Instrument No. 20151222-0128948 dated October 31, 2015 and recorded on December 22, 2015, being corrected by Scrivener's Affidavit of record in Instrument No. 20160112-0003356, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $282,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20020321-0034914, Book 11069, Page 14 and Instrument No. 20020410-0044276, Book 11069, Page 24, Book 11069, Page 6, Instrument Number 20130523-0052431, Instrument Number 20030224-0023733, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 7233 Sugarloaf Dr Nashville, TN 37211 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of October, 2020.

Reginald Gibb

Angela Michelle Gibb, by Reginald Gibb, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Reginald Gibb** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of October, 2020.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 10/02/2023

STATE OF TN
COUNTY OF Davidson

On this 5th day of October, 2020, before me personally appeared Reginald Gibb to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angela Michelle Gibb and who acknowledged that he/she executed the same as the free act and deed of Angela Michelle Gibb

WITNESS my hand and official seal at office this _5th day of October, 2020.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 10/02/2023

STATE OF TN
COUNTY OF Davidson

Reginald Gibb being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Angela Michelle Gibb the principal.

This 5th day of October, 2020.

Reginald Gibb

WITNESS my hand and official seal at office this 5th day of October, 2020.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 10/05/2023.

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