Karen Johnson Davidson County
Batch# 562532 DEEDWARR
01/27/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20210127-0012125

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$95,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of January, 2021.
NOTARY PUBLIC
My commission expires: 10/6/21

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE 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:
Austin Bream and Jennifer Roy	Austin Bream	53-12-214.00
(NAME)	(NAME)	
111 Iris Avenue	300 Richland Meadow Ct	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hermitage TN 37076	

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, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Austin Bream, unmarried and Jennifer Roy, unmarried**, 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:

A Certain Tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being a part of Lot No. 6 on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott's property, also known as Dupontonia, Section No. 2, of record in Plat Book 843, page 56, Register's Office for said County and more particularly described according to a survey by N. G. Jenkins, Surveyor, July 2, 1956, as follows:

Beginning at the common corner of Lots Nos. 7 and 19 where they adjoin Lot No. 6 at an iron pin; thence North 48 deg. 29' West 183 feet to an iron pin; thence South 44 deg. 31' West 200 feet to an iron pin in the northeasterly line of Lot no. 20; thence with the line between Lots Nos. 6 and 20, South 48 deg. 29' East 175 feet to an iron pin, the common corner of Lots Nos. 6 and 20 here they adjoin Lot No. 19; thence with the line between Lots Nos. 6 and 19, North 41 deg. 31' East 200 feet to the point of beginning.

There is conveyed herewith a perpetual 20 foot easement across Lot two of the Green Property Subdivision as shown on said Plat for ingress and egress to the property conveyed herein.

Being part of the same property conveyed to Gerald C. Gibbs and wife, Connie W. Gibbs by Deed from Rozelle Green dated July 7, 2006 of Record in Instrument Number 20060711-0082803, Register's Office for Davidson County, Tennessee. Connie W. Gibbs having since deceased.

This property is ✓unimproved __improved property known as: 111 Iris Avenue, 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 15th day of January, 2021.

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 15th day of January, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

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

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022