**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29875

Karen Johnson Davidson County
Batch# 607322 **DEEDWARR**
04/06/2021 10:42:18 AM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20210406-0044764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **820,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Robert Munro | NEW OWNER | |
| 548 Grand Oaks Drive | | 15906000600 |
| Brentwood TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (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, I, **Daniel T. Gift, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Robert Munro, a married man,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 24 on the Plan of Taggartwood Subdivision of record in Plat Book 4175, Page 60, 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 Daniel T. Gift and wife, Camille Core Gift by Quitclaim deed from Camille Core Gift of record in Book 11231, Page 198 Register's Office for Davidson County, Tennessee, dated November 16, 1998 and recorded on December 02. 1998 and Re-recorded Deed recorded on June 07, 2006 in Instrument No. 20060607-0067661, Register's Office for Davidson County, Tennessee. Camille Core Gift died on March 29, 2017, leaving Daniel T. Gift as the surviving tenant by the entirety.

Daniel Thomas Gift, Jr., executes this instrument on behalf of Daniel T. Gift pursuant to Immediate Durable Power of Attorney of record as Instrument No. 20210126-0011411, Register's Office for Davidson County, Tennessee.

Daniel T. Gift and Daniel Thomas Gift are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1213 Taggartwood Road, Brentwood, TN 37027.**

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 Grantor's hand this the 31st day of March, 2021.

Daniel T. Gift by Daniel Thomas Gift, Jr., Attorney-in-Fact

Daniel T. Gift by Daniel Thomas Gift, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Daniel Thomas Gift, Jr.,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Daniel T. Gift,** and who acknowledged that he executed the same as the free act and deed of **Daniel T. Gift.**

Witness my hand and official seal this the 31st day of March, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON