RECORDING INFORMATION

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $313,000.00.

Affiant

Sworn to and subscribed before me this 18th day of November, 2021.

Notary Public

My Commission Expires: 03/25/2025

(SF

Karen Johnson Davidson County
Batch# 758423 DEEDWARR
11/19/2021 11:00:13 AM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20211119-0154135

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Connie Skipworth 112 Sheffield Ct Goodlettsville, TN 37072	Flagstar Bank FSB 5151 Corporate Dr. Troy, MI 48098	026-06-0-101.00

This Indenture is made on the 18th day of November, 2021, by and between **MORTON G. GIBSON AND WIFE, CLIFFORDENE GIBSON** ("Grantor"), and **CONNIE SKIPWORTH, UNMARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Windsor Green, Phase II, Section II of record in Plat Book 6900, Page 549, 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 Morton G. Gibson and wife, Cliffordene Gibson by Warranty deed from Robert T. Armstrong and wife, Frankie Sizemore Armstrong of record in Book 9151, page 344, Register's Office for Davidson County, Tennessee, dated September 30, 1993 and recorded on November 15, 1993. Said to re-recorded on February 23, 1994 in Book 9256, Page 589.

This is improved property known as 112 Sheffield Ct, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2022 and subsequent years, a lien due and payable, but not delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6406,

Page (s) 929 and 950, Register's Office for Davidson County, Tennessee.

4. Charter of HOA of record in Book 6396, Page 542, as amended in Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee.

5. Quitclaim of common areas of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 6406, Page 942, in the Register's Office for Davidson County, Tennessee.

7. Easements of record in Book 4377, Page 94; Book 6636, page 824 and Book 6117, page 296, in the Register's Office for Davidson County, Tennessee.

8. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of November, 2021.

GRANTOR:

Morton G. Gibson

Morton G. Gibson

Cliffordene Gibson

Cliffordene Gibson

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MORTON G. GIBSON and CLIFFORDENE GIBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2021.

Patti Robitaille

Notary Public

My Commission Expires: 03-01-2023

