WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **April, 2006** Notary Public MY COMMISSION EXPIRES: 9/16/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/08/06 09:49 2 pgs
Fees:13.00 Taxes:543.90
20060508-0053083

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Gibbs	First Horizon Home Loans	**141-06-0-D 027.00 CO**
(NAME) **3055 Harpeth Springs Drive**	(NAME) 1555 West Walnut Hill Lane Suite 200	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) Irving, TX 75038	
(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, WE, **Jared Klibbe and Brianne R. KlibbeMatern, n/k/a Brianne R. Klibbe, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana Gibbs, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 27, HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, RIVERBRIDGE COMMUNITY Planned Unit Development, as shown on plat of record in Plat Book 20030213-0019999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jared Klibbe and Brianne R. Matern, both unmarried, as joint tenants with rights of survivorship; said Jared Klibbe and Brianne R. Klibbe since married, by Warranty Deed from Kelley B. Bean, recorded on the 7th day of September, 2004 in Instrument No. 20040907-0107862, in the Register's Office of Davidson County, Tennessee. Being also the same property conveyed to Kelley B. Bean by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded the 8th day of December, 2003, in Instrument No. 20031208-0176110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3055 Harpeth Springs Drive, Nashville, TN 37221**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **April, 2006**.

Jared Klibbe

Brianne R Matern n/k/a Brianne R Klibbe
Brianne R. Matern, n/k/a Brianne R. Klibbe

STATE OF **TN**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Jared Klibbe and Brianne R. KlibbeMatern, n/k/a Brianne R. Klibbe, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 28th day of April, 2006.

Julie Wilbanks
NOTARY PUBLIC

My commission expires: 2/20/08

