BILL GARRETT, Davidson County
Trans:T20120067814 DEEDQC
Recvd: 09/10/12 15:06 3 pgs
Fees:17.00 Taxes:0.00

20120910-0082015

Recording requested by: STEPHEN Gibbs

When recorded, mail to:
Name: HELEN HOOPER
Address: 817 LAKE TERR DR
City/State/Zip: NASH TN 37217

Space above reserved for use by Recorder's Office

Document prepared by:
Name STEPHEN Gibbs
Address 301 EZELL PK
City/State/Zip NASH TN 37217

Property Tax Parcel/Account Number: _____

# Quitclaim Deed

This Quitclaim Deed is made on Sept 8th 2000 AND 12, between STEPHEN Gibbs, Grantor, of 301 EZELL PK, City of NASH, State of TN 37217, and HELEN HOOPER Gibbs, Grantee, of 817 LAKE TERR DR, City of Nash., State of TN. 37217.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 817 LAKE TERR DR, City of NASH, State of TN 37217:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Helen Hooper
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Sept 20 13
Dan Cardenas
Deputy Register

STATE OF TENNESSEE

Dated: 9-8-12

Stephen Gibbs
Signature of Grantor

STEPHEN Gibbs
Name of Grantor

Edward L. Hooper
Signature of Witness #1

Edward L. Hooper
Printed Name of Witness #1

Oman P. Hayes
Signature of Witness #2

Oman P. Hayes
Printed Name of Witness #2

State of TN County of Davidson

On 9-8-12, the Grantor, Stephen Tony Gibbs,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of Davidson State of TN

My commission expires: 7-6-15

JOE JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Seal

Send all tax statements to Grantee.

Exhibit A

File No. 20050268

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 09:50 2 pgs
Fees:13.00 Taxes:566.47
[redacted]
20060103-0000267

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,100.00

Helen Hooper Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Helen Hooper Gibbs | Decision One Mortgage Company, LLC | 150-2-156.00 |
| (NAME) | (NAME) | |
| 817 Lake Terrace Drive | 6060 J. A. Jones Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Charlotte, NC 28287 | |
| (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, Robert F. Phelps, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Hooper Gibbs and husband, Steven Gibbs, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 34, on the Plan of Revised, Section one, Harbor Gate, as shown by plat appearing of record in Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert Phelps, unmarried, by Warranty Deed from Thomas J. Neumann, Trustee and wife, Janice M. Neumann, Trustee, of the Neumann Revocable Living Trust, dated **November 30, 2004**, of record in Instrument No. 20041203-0144128, Register's Office for Davidson County, Tennessee; Being further conveyed to Robert F. Phelps, an unmarried man and Wanda Bowman, an unmarried woman, as tenants in common, with expressed rights of survivorship, by QuitClaim Deed, dated **November 30, 2004**, of record in Instrument No. 20041208-0146124, said Register's Office; being further conveyed to Robert F. Phelps by QuitClaim Deed dated **March 9, 2005**, of record in Instrument No. 20050309-0026266, said Register's Office; being further conveyed to Robert F. Phelps and Wanda Bowman Phelps, by QuitClaim Deed dated **May 2, 2005**, of record in Instrument No. 20050503-0049164, said Register's Office; being further conveyed to Robert F. Phelps by deed from Wanda Bowman Phelps, dated **August 24, 2005**, of record in Instrument No. 20050901-0105264, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6486, page 436; Book 6597, Page 157; and Book 6599, page 984, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 817 Lake Terrace Drive, Nashville, TN 37217

(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 30th day of December, 2005.

Robert F. Phelps