BILL GARRETT, Davidson County
Trans:T20160065513 DEEDWARR
Recvd: 07/29/16 15:08 2 pgs
Fees:13.00 Taxes:1198.80
20160729-0078575

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$324,000.00.**

Affiant

Subscribed and sworn to before me, this the 28 day of July, 2016.

Notary Public

My commission expires: 5/8/18
(AFFIX SEAL)

DAVIDSON COUNTY, TN — STATE OF TENNESSEE NOTARY PUBLIC — K. POSTON-WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Curt Samuel Gibbs and Monica Kathleen Gibbs	FGM Bank	**172-03-OB 034.00 CO**
660 Magnolia Lane	50 Franklin St.	
Nashville, TN 37211	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT T. CYPHERS AND WIFE, LEIGH A. CYPHERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CURT SAMUEL GIBBS AND MONICA KATHLEEN GIBBS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of The Woodlands, Phase 2, as shown on plat of record in Plat Book 6900, page 635, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to ROBERT T. CYPHERS AND WIFE, LEIGH A. CYPHERS, by deed from JEFFREY TALLEY AND WIFE, SUSAN TALLEY, of record as Instrument No. 20050926-0115156, dated August 30, 2005, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **660 Magnolia Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 27th day of July, 2016.

ROBERT T. CYPHERS

LEIGH A. CYPHERS
BY: ROBERT T. CYPHERS, HER ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 27th day of July, 2016, before me personally appeared ROBERT T. CYPHERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LEIGH A. CYPHERS, and who acknowledged that he executed the same as the free act and deed of LEIGH A. CYPHERS.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 8/20/2019