**THIS INSTRUMENT PREPARED BY:**
**CHRISTIAN S. HOFSTETTER**
95 White Bridge Road, Suite 509
Nashville, TN 37205

**THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).**

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| **ADDRESS NEW OWNERS:** | **SEND TAX BILL TO:** | **MAP- PARCEL ID:** |
|---|---|---|
| Gerald L. Gibbs, Trustee<br>Barbara P. Gibbs, Trustee<br>1647 Stewarts Ferry Pike<br>Hermitage, TN 37076 | Same | 110 00 0 153.0 |

BILL GARRETT, Davidson County
Trans:T20170016033 DEEDWARR
Recvd: 02/23/17 11:16 2 pgs
Fees:12.00 Taxes:0.00
20170223-0018207

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## WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Gerald L. Gibbs and wife, Barbara P. Gibbs,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gerald L. Gibbs, Trustee and Barbara P. Gibbs, Trustee** of the **Gerald Gibbs and/or Barbara Gibbs Revocable Living Trust,** hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in the Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 3 of the Ewing Wright Lands, located in the 4th Civil District of Davidson County, Tennessee, and being described according to a survey made by Stanford & Associates Inc. dated April 1972, as follows:

SAID Tract No. 3 begins at a point on the center lines of Stewarts Ferry Road, which point is approximately 1055.91 feet of the intersection of the centerlines of New Hope Road and Stewarts Ferry Road; thence with the common lines between Tracts 3 and 4 North 3 deg. 33' 30" East a distance of 675 feet to a point; thence South 86 deg. 26' 30" East a distance of 200 feet to a point; thence with the common line between Tracts 2 and 3 South 3 deg. 33' 3" East a distance of 675 feet to a point in the centerline of Stewarts Ferry Road; thence with the centerline of Stewarts Ferry Road North 86 deg. 26' 30" West a distance of 200 feet to the point of beginning.

Being the same property conveyed to Gerald L. Gibbs and wife, Barbara P. Gibbs by Trustee's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Michael Patrick Kearney, of record in Instrument # 20141105-0102236, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions, easements, encumbrances and covenants of record.

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, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 22nd day of February, 2017.

**GERALD L. GIBBS**

Barbara P Gibbs

**BARBARA P. GIBBS**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald L. Gibbs and Barbara P. Gibbs,** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2017.

NOTARY PUBLIC

DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3/7/2017

*The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.*