(3) mail BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karer Johnson Davidson County
Batch# 484106 DEEDWARR
09/28/2020 10:49:05 AM 2 pgs
Fees: $13.00 Taxes: $4,495.50

20200928-0111124

R-VRES-20-1312

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tammy G Gibbs and James M. Gibbs	CMG Mortgage	
(NAME)	(NAME)	131-08-0M-013.00-CO
1312 Duncanwood Court	3160 Crow Canyon Rd	St,400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Ramone CA. 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE HALL AND DAVID E. HALL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMMY G GIBBS AND JAMES M. GIBBS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Final Subdivision Plat of Duncanwood, Phase II of record in Plat at Instrument No. 20121018-0095689, 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 Michelle Hall and David E. Hall, wife and husband by Warranty deed from Carbine and Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20131227-0130304 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 27, 2013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 161, Register's Office for Davidson County, Tennessee.
- Plan of record in Instrument No. 20121018-0095689, Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument No. 20121025-0098047, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20121030-0099403, Register's Office for Davidson County, Tennessee.
- Conveyance of open space to HOA of record in Instrument No. 20121114-0104836, Register's Office for Davidson County, Tennessee.
- Sewer Easement to the City of Nashville of record in Book 3345, Page 66, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011120-0127782, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120402-0027411, Register's Office for Davidson County, Tennessee.
- Temporary Construction Access Easement Agreement of record in Instrument No. 20120409-0029638, Register's Office for Davidson County, Tennessee.
- Sewer Easement Agreement of record in Instrument No. 20120409-0029639, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20120628-0056657, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1312 Duncanwood Court, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF SEPTEMBER, 2020.

Michelle Hall by Kaz as attorney in Fact

Michelle Hall by Kaz Arbogast as Attorney in Fact

David E. Hall by Kaz as attorney in Fact

David E. Hall by Kaz Arbogast as Attorney in Fact

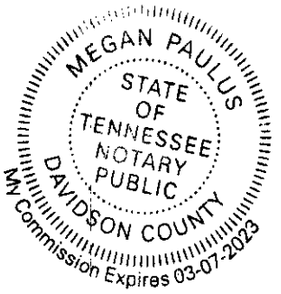
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHELLE HALL AND DAVID E. HALL, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHELLE HALL AND DAVID E. HALL.

Witness my hand and official seal, this the 24th of September, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212