THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35820-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2020. Notary Public My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: William V. Rolfe, Cathryn J. Rolfe 105 Bellebrook Circle Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130050A00500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Equitable Trust Company, and their successors in trust, as Trustee of the Barry B. Gibbs Exempt Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William V. Rolfe and Cathryn J. Rolfe, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Bellebrook Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 509600 DEEDWARR
11/06/2020 08:08:31 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00

20201106-0130253

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VRES-20-105-0

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2020.

Equitable Trust Company, Trustee of the Barry B. Gibbs Exempt Family Trust

BY: _____, Vice President
Kathryn G. Duryea, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn G. Duryea, Vice-President of Equitable Trust Company, Trustee of the Barry B. Gibbs Exempt Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

_____
Notary Public

My Commission Expires:

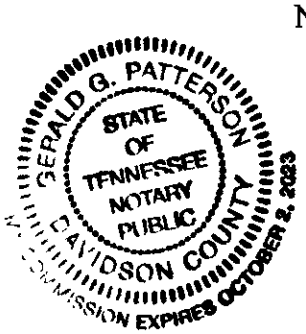


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bellebrook of record in Book 5200, page 442, as amended, in Book 5982, page 32, Book 6087, page 957, and Instrument No. 20041230-0154555, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Homer B. Gibbs, Jr. and Equitable Trust Company, and their successors in trust, as Co-Trustees of the Barry B. Gibbs Exempt Family Trust by Quitclaim Deed dated May 22, 2012 from Homer B. Gibbs, Jr. and Equitable Trust Company, as Co-Trustees of the Barry B. Gibbs Revocable Trust dated May 7, 2002, as amended by a First Amendment dated December 22, 2010, and a Second Amendment dated August 25, 2011 of record in Instrument No. 20120529-0046322, Register's Office for Davidson County, Tennessee. Homer B. Gibbs, Jr. having since died on July 8, 2020.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 130050A00500CO.
3. Declaration of Covenants, Conditions and Restrictions for Bellebrook of record in Book 5938, page 212, amended in Book 6029, page 807, Book 9438, page 564, and in Book 9596, page 930, and Instrument No. 20171101-0112260, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Bellebrook Homeowners Association, Inc. of record in Instrument No. 20030521-0069311, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 442, amended in Book 5982, page 32, Book 6087, page 957 and Instrument No. 20041230-0154555, Register's Office for Davidson County, Tennessee.