THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 627060 DEEDWARR
04/30/2021 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210430-0058446

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Tammy G. Gibbs, as Trustee, Affiant

Subscribed and sworn to before me,
this 29th day of April, 2021.

Notary Public
My Commission Expires: 05-02-2022

CINDY GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
James M. Gibbs and Tammy Gallagher Gibbs, Co-Trustees of the James and Tammy Gibbs Revocable Trust u/a dtd. April 22, 2021 1312 Duncanwood Court Nashville, TN 37204	CMG Mortgage 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	131-08-0M-013.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **TAMMY G. GIBBS and husband, JAMES M. GIBBS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JAMES M. GIBBS and TAMMY GALLAGHER GIBBS, as Co-Trustees of the JAMES AND TAMMY GIBBS REVOCABLE TRUST under agreement dated April 22, 2021** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

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 Instruments 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 Tammy G. Gibbs and James M. Gibbs, wife and husband, from Michelle Hall and David E. Hall, wife and husband, by Warranty Deed dated September 24, 2020 recorded as Instrument Number 20200928-0111124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. The Deed of Trust of record as Instrument Number 20200928-0111125, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated September 24, 2020, from Tammy G. Gibbs and James Gibbs, wife and husband, to CMG Mortgage, Inc., in the original principal amount of Four Hundred Fifty-five Thousand ($455,000.00) Dollars.
2. Taxes for the current year and subsequent years
3. Plan of record in Plat Book 421, Page 161, Register's Office for Davidson County, Tennessee.
4. Plan of record in Instrument No. 20121018-0095689, Register's Office for Davidson County, Tennessee.
5. 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.
6. HOA Charter of record in Instrument No. 20121030-0099403, Register's Office for Davidson County, Tennessee.
7. Conveyance of open space to HOA of record in Instrument No. 20121114-0104836, Register's Office for Davidson County, Tennessee.
8. Sewer Easement to the City of Nashville of record in Book 3345, Page 66, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011120-0127782, Register's Office for Davidson County, Tennessee.
10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No, 20120402-0027411, Register's Office for Davidson County, Tennessee.
11. Temporary Construction Access Easement Agreement of record in Instrument No. 20120409-0029638, Register's Office for Davidson County, Tennessee.
12. Sewer Easement Agreement of record in Instrument No. 20120409-0029639, Register's Office for Davidson County, Tennessee.
13. 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.
14. Any and all existing easements and restrictions as shown of record not stated herein.

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

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with

Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 29th day of April, 2021.

TAMMY G. GIBBS

JAMES M. GIBBS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMMY G. GIBBS** and **JAMES M. GIBBS**, 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 on this 29th day of April, 2021.

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 05-02-2022

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

