Karen Johnson Davidson County
Batch# 771157 DEEDWARR
12/09/2021 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211209-0163475

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me this 6th day of December, 2021.

Notary Public
My commission expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James C Gibbons and Dana S Gibbons 5117 Cochran Dr. Nashville, TN 37220	New Owner	147-13-0-019

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **James Keith Barnes, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James C Gibbons and Dana S Gibbons, as tenants in common with right of survivorship** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1050 on the Plan of Brentwood Hall, Section 14, as of record in Book 2663 Page 129, Register's Office for Davidson County, Tennessee.

Said Lot fronts 130 feet on the westerly side of Cochran Drive and extends back 209.3 feet on the northerly line and 179.1 feet on the southerly line to a dead line in the rear, which is a broken line on which it measures 100 feet.

Being the same property conveyed to James Keith Barnes by deed from Terry J. Hopkins and wife, Julie Taylor Hopkins of record in Instrument No. 20121116-0106170, Register's Office for Davidson County, Tennessee, and dated November 16, 2012.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brentwood Hall of record in Plat Book 2663 Page 129 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

This property is improved property known as 5117 Cochran Drive, Nashville, TN 37220

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of December, 2021.

James Keith Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of December, 2021, before me personally appeared James Keith Barnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of December, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/7/21.

Affiant Signature — Date: 12/7/21

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of December, 2021

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023