WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Walter J. Phillips IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02

(AFFIX SEAL)

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter J. Phillips IV	GB & T Mortgage	091-15-0-109.00
(NAME)	(NAME)	
5205 Park Avenue	1321 Murfreesboro Road, STE 701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anthony George Seibert and Shirley A. Seibert, HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO * HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Walter J. Phillips IV

Being part of Block No. 7 on the Realty Savings and Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

Beginning on the southerly margin of Park Avenue, formerly First Avenue at a point 105 west of the westerly margin of 52nd Avenue North, formerly 11th street, being the northwest corner of the property conveyed to Henry Frederick Forte by deed from Theresa Seibert Forte, of record in Book 2699, Page 141, said Register's Office; thence with the southerly margin of Park Avenue, westwardly 52 ½ feet to the northeast corner of the property conveyed to Charles E. Forte by deed from George Seibert and wife, of record in Book 1848, Page 93, said Register's Office; thence with the easterly line of said Charles E. Forte's Property, southwardly 162.5 feet to a point halfway to Elkins Avenue; thence eastwardly 52 ½ feet to the southwest corner of said Henry Frederick Forte's Property; thence with the westerly line of same, northwardly 162.5 feet to the point of beginning.

Being the same property conveyed to Anthony George Seibert and Shirley A. Seibert by deed from Josephine Seibert, widow of George Seibert, deceased, and William Edward Seibert, Joseph Ronald Seibert and Anthony George Seibert of record in Book 5788, Page 842, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5205 Park Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 09/27/01 14:13 2pgs
Fees:13.00 Taxes:395.90
20010927-0104734

Witness our hands this 17th day of September, 2001.

Anthony George Seibert

Shirley A. Seibert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony George Seibert and Shirley A. Seibert the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of September, 2001.

Commission expires: 4/16/02

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027