WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Steven Dobbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/10/02 10:55 2pgs
Fees:13.00 Taxes:499.50
20020910-0109645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Dobbs	Wells Fargo Home Mortgage, Inc.	Map 86
(NAME) 1012 Bret Ridge Drive	(NAME) 800 La Salle Avenue, Suite 1000	Group 07-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mineapolis Minnesota 55402	Parcel 34
(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,
Diane Clark Siburt and Husband, James Thomas Siburt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Dobbs , a single person, 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:**

Being Lot No. 34 on the Plan of BRET RIDGE, as of record in Plat Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane Clark Siburt and Husband, James Thomas Siburt by deed from Gemcraft Homes Tennessee inc of record in Deed Book 7272, page 519, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6947, Page 577, Register's Office for said County.

Plat sets out said property is subject to HOA.

AGREEMENTS as shown of record in Deed Book 5625, Page 287; Book 5649, page 458, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7030, Page 527; Book 7047, page 171, Register's Office of said County

Plat sets out By-Laws as shown of record in Deed Book 7030, Page 527, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1012 Bret Ridge Drive, Hermitage, TN 37076

(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.

Witness my/our hand(s) this 6th day of September, 2002.

Diane Clark Siburt

Diane Clark Siburt

James Thomas Siburt

James Thomas Siburt

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Diane Clark Siburt and Husband, James Thomas Siburt the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/6/2002

My Commission Expires: 1-23-06

Tracey

Notary Public

TRACEY TRUE

File Number2208584

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122