# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/04 11:14 2pgs
Fees:13.00 Taxes:725.20
20040721-0087141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathryn Lee Donnelly | Wells Fargo Bank, NA | 171-03-A-227 |
| (NAME) 105 Carriage Court | (NAME) 4455 Arrowswest Dr | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Colorado Springs Colorado 80907 | |
| (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, **Robert E. Seibert and Pamela W. Seibert**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Lee Donnelly**, unmarried 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:

Land In Davidson County, Tennessee, being Unit No. 36, on the Plan of Revision One, Phase Two, Section Five "Carriage Homes of Fredricksburg" Townhomes of Fredricksburg, as of record in Plat Book 9700, Page 578, revised in Instrument 200008040077800, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert E. Seibert, unmarried and Pamela D. Seibert, unmarried, as joint tenants with the right of survivorship by Quitclaim Deed, dated November 13, 2002, filed for record on November 19, 2002, in Instrument Number 200211190143297 and by Quitclaim Deed of record in Instrument No.20021119-0143295 and to Robert E. Seibert, unmarried and Pamela D. Seibert, unmarried by Warranty Deed from Pulte Homes Tennessee Limited Partnership of record in Book 11686, Page 146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 105 Carriage Court, Brentwood, TN 37027

(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 15th day of July, 2004.

Robert E. Seibert

Pamela D. 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 Robert E. Seibert and Pamela W. Seibert, the bargainor(s), 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 7/15/2004

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

**File Number2406251**

**RETURN TO:**
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