WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/05 11:20 2 pgs
Fees:13.00 Taxes:358.90
20051209-0148169

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2005.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Villarreal	New Owner	Map 149-09
(NAME)	(NAME)	
701 Richards Road		Parcel 23
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **ELAINE C. CRAWLEY SEIBER AND HUSBAND, JOHNNY SEIBER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAIME VILLARREAL, 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 Lot No. 43 on the plan of Debra Heights, Section 3, of record in Plat Book 4175, page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John F. Crawley, Sr. and wife, Elaine C. Crawley, by deed from C. W. Cooper and wife, Helen B. Cooper, of record in Book 4357, page 338, said Register's Office. John F. Crawley, Sr. and Elaine C. Crawley have since divorced. John F. Crawley, Sr. conveyed his interest in said property to Elaine C. Crawley by Quitclaim Deed of record in Instrument #20050708-0079351, said Register's Office. Elaine C. Crawley has since married and is now known as Elaine C. Crawley Seiber. Johnny Seiber joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 4175, page 6, said Register's Office; and (c) restrictive covenants of record in Book 3949, page 404 and Book 4206, page 805, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 701 Richards Road, Antioch, TN 37013
(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 our hands this 5th day of December, 2005.

Elaine

Elaine C. Crawley Seiber

Elaine C. Crawley Seiber

Johnny Seiber

Johnny Seiber

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 Elaine C. Crawley Seiber and Johnny Seiber, the bargainor, 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 at Nashville, Tennessee this 5 day of December, 2005.

Commission expires:



Notary Public