WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Julie Wilbanks
Notary Public

MY COMMISSION EXPIRES: 2/20/08
(AFFIX SEAL)

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/04/06 14:50 2 pgs
Fees:13.00 Taxes:666.00

20060504-0052220

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Scott Klibbe	Same	172-15A-98
(NAME)	(NAME)	
2704 Fogle Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Richard D. McVey II and Jennifer W. McVey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared Scott Klibbe and wife, Brianne Ruth Klibbe, 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, TN, being Lot No. 22 on the Plan of Holt Woods, Section Two, of record in Plat Book 9700, page 277, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. McVey II and wife, Jennifer W. McVey, by deed of record in Instrument No. 20000706-0067059, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2704 Fogle Street, Nashville, TN 37211

(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 28th day of April, 2006.

Richard D. McVey II

Jennifer W. McVey

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. McVey II and Jennifer W. McVey 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2006.

Commission expires: 2/22/2010

Maryanna Gould

Notary Public

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/22/2010
RUTHERFORD COUNTY