WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/07 09:59 2 pgs
Fees:13.00 Taxes:536.28

20070706-0080608

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,941.00

Patty Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/12/11 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
LANDACE N. TOMES
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian T. Preble	Countrywide Home Loans	108-08-0-121.00
(NAME)	(NAME)	
3209 Trails End Lane	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas TX 75266-0694	
(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, John Wesley Seibel, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ian T. Preble, an unmarried man 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. 5, Section One, on the Plan of Trailwood Subdivision, of record in Plat Book 5210, Page 351, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Wesley Seibel, a single person, by Warranty Deed dated June 21, 1996 from Kenneth W. Lannom and wife, Paula R. Lannom of record in Book 10098, Page 35, Register's Office for Davidson County, Tennessee.

Regina Seibel joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Regina Seibel by John Wesley Seibel as her Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070706-0080607, in the 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 3209 Trails End Lane, Nashville, TN 37214

(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 hand this 2 day of July, 2007.

John Wesley Seibel

Regina Seibel

John Wesley Seibel

Regina Seibel by her Attorney-in-Fact
By: John Wesley Seibel as her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2 day of July, 2007 before me personally appeared John Wesley Seibel, the person who executed the foregoing instrument on behalf of Regina Seibel, and acknowledged that she executed the same as the free act and deed of the said Regina Seibel, through Power of Attorney granted John Wesley Seibel by the said Regina Seibel.

Witness my hand and official seal at Nashville, Tennessee this 2 day of July, 2007.

Commission expires:
11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

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 John Wesley Seibel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of July, 2007.

Commission expires:
11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY