Davidson County DEEDWARR
Recvd: 03/11/08 11:30 2 pgs
Fees:13.00 Taxes:469.90

20080311-0024466

THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

RECORD & RETURN TO:
BELL TITLE & ESCROW, INC.
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Jamison H. Seibert	SunTrust Mortgage, Inc.	02900019200
3891 Cantarutti Road	P.O. Box 57028	
Joelton, TN 37080	Irvine, CA 92619-7028	

FOR AND IN 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, **Peggy Sue Boner Garrett, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jamison H. Seibert and wife, Christy L. Seibert, as joint tenants in common**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being known as Tract 8 on Cantarutti Road described as follows:

Beginning at a point 1,850 feet from the southerly margin of Clarksville Highway; thence around a curve 152 feet with the margin of Cantarutti Road to an iron pin; thence S 12 deg. 30' W, 197 feet with the margin of said road to an iron pin; thence S 17 deg. 30' E, 610 feet to an iron pin; thence W, 46 deg. 00' W, 655 feet to the point of beginning.

Being the same property conveyed to Peggy Sue Boner Garrett from Peggy Sue Boner Garrett, single, Jamison H Seibert and wife, Christy L Siebert by Quitclaim Deed dated 9/30/2004 of record in Instrument #20041005-0119485, said Register's Office.

This is improved property known as: 3891 Cantarutti Road, Joelton, TN 37080

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 February 2008

Peggy Sue Boner Garrett

Peggy Sue Boner Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Sue Boner Garrett with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 28th day of February 2008.

NOTARY PUBLIC

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

My Commission Expires: 7.19.08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February 2008.

NOTARY PUBLIC

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

My Commission Expires: 7.19.08