BILL GARRETT, Davidson County
Trans:T20100070953 DEEDWARR
Recvd: 11/08/10 16:18 2 pgs
Fees:13.00 Taxes:695.60
20101108-0089656

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Marlene R. Sibrel, Trustee
7216 Riverfront Drive
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

MAP/PARCEL
126160A52300CO

MORTGAGEE:
N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Sibrel and wife, Diana D. Sibrel,** hereinafter called the "GRANTORS", has bargained and sold, and by these presents, does transfer and convey unto **Marlene R. Sibrel, Trustee, of the Marlene R. Sibrel Revocable Trust under a declaration of Trust dated the 6th day of November, 2008,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 296, Riverwalk, Phase 3C, according to plan and survey of same appearing of record in Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060104-0001187, and in Instrument No. 20070330-0038464, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details as to location and description.

Being the same property conveyed to David Sibrel and Diana D. Sibrel, by Trustee's Deed dated August 8, 2008, of record in Instrument No. 20080815-0084220, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat according to Plan of Newsom Land of record in Plat Book 1, page 25, and in Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee; easement and rights granted to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7; easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, and Book 4226, page 715; easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement record in Book 4257, page 647; Agreements for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of record in Book 7526, page 315, Book 7526, page 318, and Book 7526, page 324; Declaration of Road and Utilities access easement of record in Instrument Number 20010706-0072536; Stormwater Detention Agreement of record in Instrument Number 20010919-0101279 and Instrument Number 20021119-0143687; Landscape Agreement of record in Instrument Number 20010919-0101280; Charter right of way for CSX Transportation railroad; Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20021125-0145984; By-Laws of record in instrument No. 20011105-0121083; Agreement for Public Utilities Easement of record in Instrument Number 20040812-0097619; said Register's Office.

The captioned property is subject to restrictive covenants of record in Instrument Number 20011105-0121083, as amended of record in Instrument Number 20020424-0050565; Instrument Number 20040430-0049313; Instrument Number

20040506-0051985; Instrument No. 20050308-0025001, and Instrument No. 20060320-0031638, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 7216 Riverfront Drive, Nashville, Tennessee 37221.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", its successors 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 the 5th day of November, 2010.

David Sibrel

Diana D. Sibrel

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Sibrel and Diana D. Sibrel**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of November, 2010.

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 1-23-11

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $188,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of November, 2010.

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 1-23-11