File No.0605120001

WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 306125
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____DAY OF JUNE, 2012

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GLEN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 9, 2015

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail L. Seibold Shawn T. Seibold	Shelter Mortgage Company, LLC	127-00-0-204
(NAME) 7925 Saddle Ridge Trace	(NAME) 5001 American Blvd. W. #201	
(ADDRESS) Nashville, TN 37222	Bloomington, MN 55487	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John Houghtling and Sandra McDonald, married** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Shawn L. Seibold and Gail L. Seibold, husband and wife**, hereinafter called the grantee(s), HER 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. 12, on the Plan of Section Two, Saddle Ridge, of record in Plat Book 5200, Page 366, amended in Plat Book 6225, Page 426, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harold M. Yielding and Abby W. Yielding by Warranty Deed from Charles R. Anderson and wife, Sharon B. Anderson of record in Book 9604, Page 637, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7925 Saddle Ridge Trace, Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20120046221 DEEDWARR
Recvd: 06/22/12 09:55 2 pgs
Fees:13.00 Taxes:1108.15
20120622-0054811

Witness my/our hands this 26th day of June, 2012.

John Houghtling by Sandra McDonald Attorney in Fact
John Houghtling by Sandra McDonald,Attorney-in-Fact

Sandra McDonald
Sandra McDonald

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within names Sandra McDonald, the bargainor(s), 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 this 20th day of June, 2012.

Commission expires: 12-21-14

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

State of Tennessee
County of Davidson

On this 20th day of June, 2012 before me personally appeared Sandra McDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Houghtling, and who acknowledged that he executed the same as the free act and deed of John Houghtling.

My Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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