BILL GARRETT, Davidson County
Trans:T20120056839 DEEDWARR
Recvd: 08/02/12 08:18 2 pgs
Fees:13.00 Taxes:2775.00
20120802-0068190

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 1207-1288** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is geater, for this transfer is: $750,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this31st day of July, 2012.<br><br>Notary Public<br>My Commission Expires: 07/08/13 |

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>William Seibels Sr. and Virginia Seibels<br>5201 Franklin Pike<br>Nashville TN 37220 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>160-02-0-024.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Komisar, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Seibels Sr. and wife, Virginia Seibels** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, NANEARLE ACRES, as shown on plat of record in Plat Book 1424, Page 77, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Saul Komisar to Ashley Komisar as recorded on the 9th day of January, 2012 in Instrument No. 20120109-0002041 and Warranty Deed from Earl E. Collins and wife, Estella T. Collins to Saul Komisar and wife, Ashley Komisar as recorded on the 21st day of October, 2002 in Instrument No. 20021021-0129241, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NANEARLE ACRES, as recorded in Plat Book 1424, Page(s) 77.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

For dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7389, Page 145.

This is improved property located at 5201 Franklin Pike Nashville TN 37220.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of July, 2012.

Ashley Komisar by Will Chapman, Attorney in Fact

Ashley Komisar by Will Chapman, her attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Ashley Komisar,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2012.

Notary Public

My Commission Expires: 07/08/13

