WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY FRANCES RUDY — NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY

R-VRES-12-771

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale J. Siebert	Dale Siebert (NAME)	
771 Rhonda Lane (ADDRESS)	28552 Leiterman Rd (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Elberta AL 36530 (CITY) (STATE) (ZIP)	115-1-52

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CALVERT COOK AND CANDELYN COOK, FKA CANDELYN OLIVERIUS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DALE J. SIEBERT, A SINGLE PERSON, hereinafter called the Grantee(s), 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 LOT NO. 242 ON THE PLAN OF ADDITION TO WEST MEADE HILLS OF RECORD IN PLAT BOOK 3600, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CALVERT COOK AND CANDELYN OLIVERIUS, BOTH UNMARRIED BY DEED FROM LOU A. WILBANKS, AN UNMARRIED WOMAN OF RECORD IN INSTRUMENT NUMBER 20060706-0081290, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2006. THE SAID CANDELYN OLIVERIUS HAVING SINCE MARRIED AND NOW BEING KNOWN AS CANDELYN COOK.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 3616, PAGE 584; PLAT BOOK 3600, PAGE 18; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 771 Rhonda Lane, Nashville, Tennessee 37205
(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:T20120064026 DEEDWARR
Recvd: 08/27/12 14:55 2 pgs
Fees:13.00 Taxes:999.00
20120827-0077085

Witness my/our hand(s) this 24th day of August, 2012.

Calvert Cook

Candelyn Cook

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Calvert Cook and Candelyn Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2012.

Notary Public

My Commission Expires: 5-20-15

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903