WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044236 DEEDWARR
Recvd: 06/05/15 09:16 2 pgs
Fees:13.00 Taxes:980.50
20150605-0052703

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-FSBO-15-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca L. Golden and Michael A. Golden	Community Mortgage dba Community Mortgage Advisors	
(NAME)	(NAME)	**119-05-0-267.00**
301 Lutie Street	19045 E Valley View Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **MICHAEL FORRIST SYBERT AND HOLLY SYBERT, HUSBAND AND WIFE AND MICHAEL F. SYBERT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REBECCA L. GOLDEN AND MICHAEL A. GOLDEN, WIFE AND HUSBAND,** 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. 61, Block 26, on the Map of Re-subdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 & Block 23 & 24 on the Plan of Cumberland Nurseries, of record in Plat Book 161, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Forrest Sybert and Holly Sybert, husband and wife and Michael F. Sybert, a married man, all as Tenants in Common with Rights of Survivorship by Warranty Deed from CTW Properties, LLC, recorded on the 19th day of March, 2012 in Instrument No. 20120319-0023291, in the Register's Office of Davidson County, Tennessee. The said Michael Forrist Sybert is one of the same as Michael Forrest Sybert.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 139.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Lutie Street, Nashville, Tennessee 37210**.

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.

Witness my/our hand(s) this the 1st DAY OF JUNE, 2015.

Michael Forrist Sybert

Holly Sybert by Michael Forrist Sybert, Attorney-in-Fact

Michael F. Sybert by Michael Forrist Sybert, 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, Michael Forrist Sybert, 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 HOLLY SYBERT AND MICHAEL F. SYBERT, and who acknowledged he/she/they executed the same as the free act and deed of the said HOLLY SYBERT AND MICHAEL F. SYBERT.

Witness my hand and official seal, this the 1st of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL FORRIST SYBERT, 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 1st of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212