BILL GARRETT, Davidson County
Trans:T20160001814 DEEDWARR
Recvd: 01/08/16 10:05 2 pgs
Fees:13.00 Taxes:1294.63
20160108-0001973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$349,900.00** (Three Hundred Forty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 6th day of January, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY SEAL

Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael Fraedrich and Dana Fraedrich 6529 Chessington Drive Nashville, TN 37221	Fifth Third Mortgage Company 5050 Kingsley Drive, MOVBQ Cincinnati, OH 45227	155080C23200CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID SIBREL AND SPOUSE, DIANA SIBREL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL FRAEDRICH AND DANA FRAEDRICH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR 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. 232 on the Plan of Poplar Creek Estates Phase Two of record in Book 6900, pages 339-347, Register's Office for said County.

Said Lot No. 232 fronts 65 feet on the southwesterly margin of Chessington Drive and extends back 132.05 feet on the northwesterly line and 140.00 feet on the southeasterly line to a dead line in the rear, measuring 93.83 feet thereon.

Being the same property conveyed to David Sibrel and spouse, Diana Sibrel by deed from Gary T. Harris and spouse, Joy A. Harris, of record in Instrument #20010810-0086117, Register's Office for Davidson County, Tennessee.

Being also known as 6529 Chessington Drive, Nashville, TN 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6529 CHESSINGTON DRIVE** **NASHVILLE, TN 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(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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015104027

WITNESS, this 6th day of January, 2016

David Sibrel

Diana Sibrel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Sibrel and Diana Sibrel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of January, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: