BILL GARRETT, Davidson County
Trans:T20160010402 DEEDWARR
Recvd: 02/08/16 10:23 2 pgs
Fees:13.00 Taxes:610.50
20160208-0011751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$165,000.00** (One Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 5th day of February, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

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

My 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:
David Sibrel and Diana D. Sibrel 825 Bellevue Road Nashville, TN 37221	SAME AS NEW OWNERS	142060C04300CO

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, **SUSAN ELIZABETH LATTA, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID SIBREL AND DIANA D. SIBREL, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 10-A, on the Plan of Section 6, Doral Country Villa, of record in Book 5200, Page 32, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit and undivided interest in and to the general and /or restricted common area and facilities of Section 6, Doral Country Villa, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 5011, Page 395; Book 5260, Page 767; Book 5260, Page 769; and Book 5260, Page 817 and Charter of record in Book 5220, Page 112; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Betty L. Latta and Charles E. Burns by deed of record in Book 11580, Page 247, Register's Office for Davidson County, Tennessee. Charles E. Burns having predeceased on the 27th day of March, 2002. Betty L. Latta having since died testate, on the 19th day of August, 2014, and being survived by her beneficiaries and heirs at law, who are one and the same, Steven Duane Latta, Scott Michael Latta, Stuart Jeffrey Latta and Susan Elizabeth Latta. Heirship Affidavit of Betty L. Latta having been recorded simultaneously herewith in Instrument No 20160208-0011749, Register's Office Davidson County, Tennessee.

And further being the same property conveyed to Susan Elizabeth Latta by quitclaim deed from Steven Duane Latta, Scott Michael Latta, Stuart Jeffrey Latta and Susan Elizabeth Latta, of record in Instrument No. 20160208-0011750, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to Susan Latta, single, by deed from Betty Latta, single, of record in Instrument No. 20140721-0064536 dated 07/21/2014 and recorded 07/21/2014, Register's Office for Davidson County, Tennessee.

Being also known as 825 Bellevue Road, Nashville, Tennessee 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.

LTSR Number: GTE File: 2016014101

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **825 BELLEVUE ROAD** **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.

WITNESS, this 5th day of February, 2016

X Susan Elizabeth Latta
Susan Elizabeth Latta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of February, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan Elizabeth Latta** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of February, 2016.

Notary Public

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

Commission Expires: My Commission Expires OCT. 18, 2016