Prepared by:
Record and Return to:
Shepherd, Richardson, [illegible]
[illegible]
[illegible] TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109486 DEEDWARR
Recvd: 12/13/16 13:22 2 pgs
Fees:13.00 Taxes:980.50
20161213-0130686

O-VRES-16-03500-T

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 7th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-11-2017

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)
Jeffrey Siebach **Spencer Brooks**	New Owner	
(NAME) **3500 Geneva Circle**	(NAME)	**092-05-0-099.00**
(ADDRESS) **Nashville, TN 37209-2525**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARMEN ARROYO, A SINGLE WOMAN (F/K/A CARMEN A. RIVERA),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY SIEBACH, AN UNMARRIED MAN AND SPENCER BROOKS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 137 on the Plan of College Hill Subdivision, Section 5 of record in Plat Book 2900, Page 42, 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 Carmen A. Rivera by Quitclaim deed from Porfirio Rivera of record in Instrument No. 20121101-0100549 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on November 01, 2012. The said Carmen A. Rivera is now known as Carmen Arroyo.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 42, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3500 Geneva Circle , Nashville, Tennessee 37209-2525**.

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 7th DAY OF DECEMBER, 2016.

Carmen Arroyo by John Gleaves attorney in fact

Carmen Arroyo by John Gleaves, 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, John Gleaves, 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 CARMEN ARROYO, and who acknowledged he/she/they executed the same as the free act and deed of the said CARMEN ARROYO.

Witness my hand and official seal, this the 7th of December, 2016.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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