WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054818 DEEDWARR
Recvd: 06/27/17 09:54 2 pgs
Fees:13.00 Taxes:1198.80
20170627-0064435

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of June, 2017.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christine M. Herber and Jeffrey M. Herber	new owners	126 16 0A 523.00
(NAME)	(NAME)	
7216 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Four Thousand And No/100 Dollars ($324,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marlene R. Sibrel, Trustee, of the Marlene R. Sibrel Revocable Trust under a Declaration of Trust dated the 6th day of November, 2008**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christine M. Herber and Jeffrey M. Herber, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 296, Riverwalk, Phase 3C, according to plan and survey of same appearing of record in Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060104-0001187, and in Instrument No. 20070330-0038464, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details as to location and description.

Being the same property conveyed to David Sibrel and Diana D. Sibrel by Trustee's Deed dated August 08, 2008 and recorded August 15, 2008 as Instrument No. 20080815-0084220, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Marlene R. Sibrel, Trustee, of the Marlene R. Sibrel Revocable Trust under a Declaration of Trust dated the 6th day of November, 2008 by Warranty Deed

File Number: GRN-173740SSO

from David Sibrel and wife, Diana D. Sibrel dated November 05, 2010 and recorded November 08, 2010 as Instrument No. 20101108-0089656, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7216 Riverfront 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 21 day of June, 2017

Marlene R. Sibrel, Trustee of the Marlene R. Sibrel Revocable Trust, under a Declaration of Trust dated the 6th day of November, 2008

Marlene R. Sibrel, Trustee of the Marlene R Revocable Trust under a Declaration of Trust dated the 6th day of November 2008

By: _____
Marlene R. Sibrel,
Trustee

Marlene R. Sibrel Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marlene R. Sibrel, Trustee of the Marlene R. Sibrel Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2017.

_____
Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-173740SSO