Karen Johnson Davidson County
Batch# 190026 DEEDWARR
01/30/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20190130-0009153

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-14-2019
(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

G-VRES-18-4011

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)
Ryan Seibels and Mary Katherine Seibels	New Owner	
(NAME)	(NAME)	132-02-0-025.00
4011 Overbrook Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **STEPHEN F. FLATT AND PATSI W. FLATT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN SEIBELS AND MARY KATHERINE SEIBELS, HUSBAND AND WIFE**, 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, Being all of Lot No. 36 on the map of Brookhaven Estates, as of record in Book 1835, pages 49 through 51, except a triangle out of the Southerly corner having a base of 10 feet on Overbrook Drive and including a triangle out of the Northerly rear corner of Lot 37 having a base of 10 feet and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, dated August 23,1952, as follows:

Beginning at a point in the Northwesterly margin of Brookhaven Drive at an iron pin at the corner of Lots 35 and 36; thence with the line between said lots Northwesterly 280.9 feet to an iron pin; thence Southwesterly 111.6 feet to an iron pin which is 10 feet Southwesterly from the corner of Lots 36 and 37; thence Southeasterly crossing the line between Lots 36 and 37 and along a row of iron pins 313.2 feet to the Northwesterly margin of Overbrook Drive, thence with the margin of the same Northeasterly 112.92 feet to the beginning of a curve; thence around said curve, in a Northerly direction 36.99 feet to a point in the Westerly margin of Brookhaven Drive; thence with the margin of the same Northerly 14.54 feet to a point and continuing with the margin of the same Northerly 138.88 feet to the point of beginning.

Being the same property conveyed to Stephen F. Flatt and spouse, Patsi W. Flatt by Warranty deed from Raymond D. Lawson and spouse, Nancy Lawson of record in Book 10488, page 889, Register's Office for Davidson County, Tennessee, dated June 06, 1997 and recorded on June 11, 1997.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 49 through 51, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1969, Page 609 and amended in Book 3529, Page 623 and in Book 1788, Page 55, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property known as: **4011 Overbrook Dr., Nashville, Tennessee 37204**.

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 30th DAY OF JANUARY, 2019.

Stephen F. Flatt

Stephen F. Flatt

Patsi Flatt

Patsi W. Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN F. FLATT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2019.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATSI W. FLATT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2019.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
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

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

