WARRANTY DEED

Karen Johnson Davidson County
Batch# 312728 DEEDWARR
11/07/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20191107-0115095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

MATTHEW C PIETSCH NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/09/2022

(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).
Joshua Estock	PNC Bank, N.A.	059 01 0 015.00
(NAME)	(NAME)	
6133 Beals Ln	P.O. Box 8800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Dayton, OH 45482	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Seibert Property Ventures LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Estock, an unmarried man**, 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 Lot No. 15 on the Plan of Section One, R. B. Beal Subdivision, of record in Book 3700, page 102, Register's Office for said County.

Said Lot No. 15 fronts 132.4 feet on the Westerly margin of Beal's Lane and extends back 255.3 feet on the Northerly line and 306.7 feet on the Southerly line to a broken line in the rear, measuring 169.2 feet thereon.

Being the same property conveyed to Alfred D. Davis and wife Lucy Mai Davis by Warranty Deed from Howard B. Moore and wife Margie M. Moore dated October 25, 1971 and recorded October 29, 1971 in Book 4549, page 181, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Izora Lee Hurd-Baker and Rhonda Hardy and Sandra Harbour Bosley and Letealia M. Reid Scott and James C. Lee and Grizelda Lee Stroud and Alfred R. Lee and Gabrielle Lee and Carmita Dunn Boyd and Tyrel Dunn Davis and Jeri F. Dunn Mason and Ann Royza Harbour dated February 12, 2019 and recorded February 14, 2019 as Instrument No. 201902140013811, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Seibert Property Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated February 12, 2019 and recorded February 19, 2019, in Instrument Number 201902190014764, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1910080FC

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 6133 Beals Ln, Nashville, TN 37218

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, 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 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 4th day of November, 2019

Seibert Property Ventures LLC

BY: _____
Daniel Seibert
Representative

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 Seibert Property Ventures LLC, 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 4th of November, 2019.

_____
Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1910080FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)