STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$209,900.00** (Two Hundred Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 8th day of November, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023
(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 314609 **DEEDWARR**
11/12/2019 02:16:52 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20191112-0116579

**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: |
|---|---|---|
| Jared Thomas<br>823 Bellevue Road<br>Nashville, TN 37221 | Caliber Home Loans, Inc.<br>1525 S. Belt Line Road<br>Coppell, TX 75019 | 142060C04400CO |

# 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, **DAVID SIBREL AND SPOUSE, DIANA SIBREL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JARED THOMAS, A SINGLE MAN,** 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:

**LAND in Davidson County, Tennessee, being a part of the Plan of Doral Country Condominiums, a/k/a Doral Country Villa Condominiums, Section VI, as of record in Plat Book 5200, Page 32, Register's Office for said County, the part hereby described as follows:**

**BEING Unit No. 10-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section VI, as of record in Book 5200, Page 767 and re-recorded in Book 5260, Page 817, and amended of instrument of record in Book 5260, Page 769, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-laws appended thereto recorded in Book 5011, Page 395, as amended in Book 5015, Page 251 and Book 5194, Page 136, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.**

**Being the same property conveyed to David Sibrel and spouse, Diana Sibrel, by deed from Donna E. Parrish, married, of record in Instrument No. 20150805-0077866, in said Register's Office for Davidson County, Tennessee.**

**Being also known as 823 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.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**823 BELLEVUE ROAD**<br>**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.

LTSR Number: GTE File: 2019105388

**WITNESS,** this 8th day of November, 2019

**David Sibrel**

**Diana Sibrel**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 8th day of November, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Sibrel and Diana Sibrel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of November, 2019.

Notary Public

Commission Expires:

JEFFREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020