WARRANTY DEED

Karen Johnson Davidson County
Batch# 501874 **DEEDWARR**
10/27/2020 09:07:31 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20201027-0124212

BETSSI OCHOA
Notary ID #130336778
My Commission Expires
August 20, 2023

STATE OF Texas
COUNTY OF Hays

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

James William Streitberger and Marcia Streitberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2020.

Betssi Ochoa
Notary Public

MY COMMISSION EXPIRES: 8/20/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sherry Gibbs and Robert Gibbs	First Bank	Parcel ID: 128 10 0A 042.00
(NAME) 308 Summerwood Lane	(NAME) 211 Commerce St., Ste 300	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37201	
(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, I/WE, **James William Streitberger and Marcia Streitberger, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sherry Gibbs and Robert Gibbs, 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Two, Pine Forest, R40 Residential P.U.D. of record in Book 11700, Pages 3, 4, 5 and 6, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James William Streitberger and Marcia Streitberger, husband and wife, by Warranty Deed from Johnny E. Parham and spouse, Tram N. Parham, of record in Instrument No. 20130627-0066296, in the Register's Office of Davidson County, Tennessee, dated June 26, 2013 and recorded on June 27, 2013.

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 308 Summerwood Lane, 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, 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 23rd day of October, 2020

James William Streitberger

Marcia Streitberger

STATE OF TEXAS

COUNTY OF

I, the undersigned, a Notary Public for the County of Hays and State of Texas, do hereby certify that James William Streitberger and Marcia Streitberger, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

BETSSI OCHOA
Notary ID #130336778
My Commission Expires
August 20, 2023