WARRANTY DEED

Karen Johnson
Batch# 520517
11/23/2020 03:32:42 PM
Fees: $13.00 Taxes: $860.25

Davidson County
DEEDWARR
2 pgs

20201123-0137517

JM-SB-CURB-20-3143

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Courtney Ann Musselwhite	**BancorpSouth Bank**	
(NAME)	(NAME)	
3143 Harpeth Springs Drive	**2778 West Jackson Street**	**141-06-0D-070.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Tupelo, MS 38801**	
(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, **THOMAS ANDREW SEIBOLD AND SAVANNAH LYNN SEIBOLD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY ANN MUSSELWHITE, A SINGLE WOMAN,** 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, Tennessee, being Unit No. 70 on the Plan of Riverbridge Community, A Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Andrew Seibold and Savannah Lynn Seibold, husband and wife by Warranty deed from Lindsey McMahon McKinney, married of record in Instrument No. 20170815-0083424 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 15, 2017.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years.
- Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
- Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20090317-0023975 and Instrument No. 201003320-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community of record in Instrument No. 20030218-00202999, in the Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Community Homeowners Association of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Riverbridge Community Homeowner's Association of record in Instrument No. 20030303-0027395, as amended in Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, in the Register's Office for Davidson County, Tennessee.
- By-Laws of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Charter for The Townhomes of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee.
- Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Easements to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20020912-0110994, in the Register's Office for Davidson County,

Tennessee.
- Easements to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3143 Harpeth Springs Drive, Nashville, Tennessee 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. 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 20th DAY OF NOVEMBER, 2020.

Thomas Andrew Seibold

Savannah Lynn Seibold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS ANDREW SEIBOLD, 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 20th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAVANNAH LYNN SEIBOLD, 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 20th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212