WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Siewert	Brian D. Siewert	72-06
(NAME) PO Box 121465	(NAME) PO Box 121465	224.00
(ADDRESS) Nashville, TN 37212-1465	(ADDRESS) Nashville, TN 37212-1465	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DUSTIN ALLEN HUFFINE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN D. SIEWERT, UNMARRIED**, 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 the North 200 feet of Lot No. 13 on the Map of E. T. Brown's Subdivision of J. B. King Lands, as of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Trinity Lane and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Dustin Allen Huffine, unmarried by deed from Thelma R. Smith, Angela Kay Zurawski and Deborah Ray Smith, dated June 30, 1995, of record in Book 9718, page 52, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 69, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1070 East Trinity Lane, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of September, 2004.

Dustin Allen Huffine, by Karen Hoff as Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/30/04 10:14 2pgs
Fees:13.00 Taxes:185.00

20040930-0117735

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **29th** day of September, 2004, before me personally appeared **Karen Hoff**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Dustin Allen Huffine**, and who acknowledged that she executed the same as the free act and deed of **Dustin Allen Huffine**.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2004.

Commission expires:



Notary Public