WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/06 09:53 2 pgs
Fees:13.00 Taxes:740.00

20060106-0002059

CARI ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Nov 28, 2006

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara L. Waller	Barbara L. Waller	
(NAME)	(NAME)	p/o 23-00-11
2330 Claylick Road	2330 Claylick Road	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053571

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, Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and Brenda K. Siebe**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Barbara L. Waller and husband, Charles W. Waller, Sr.**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2330 Claylick Road, Whites Creek, TN 37189

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 4th day of January, 2006.

Ralph L. Siebe by Lonnie Siebe Atty-In Fact
Ralph L. Siebe by Lonnie Siebe, Atty-In Fact

Lonnie Siebe
Lonnie Siebe

Brenda K. Siebe by Lonnie Siebe Atty-In-Fact
Brenda K. Siebe by Lonnie Siebe, Atty-In Fact

Meghan Siebe by Lonnie Siebe Atty-In-Fact
Meghan Siebe by Lonnie Siebe, Atty-In Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lonnie Siebe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lonnie Siebe executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 4th day of January, 2006.

Commission expires:

CARI ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Nov 28, 2006

Notary Public

State of Tennessee
County of Robertson

On this 4th day of January, 2006, before me personally appeared Lonnie Siebe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Meghan Siebe, and who acknowledged that he executed the same as the free act and deed of Meghan Siebe.

Notary Public

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

State of Tennessee
County of Robertson

On this 4th day of January, 2006, before me personally appeared Lonnie Siebe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ralph L. Siebe, and who acknowledged that he executed the same as the free act and deed of Ralph L. Siebe.

Notary Public

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

State of Tennessee
County of Robertson

On this 4th day of January, 2006, before me personally appeared Lonnie Siebe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brenda K. Siebe, and who acknowledged that he executed the same as the free act and deed of Brenda K. Siebe

Notary Public

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

EXHIBIT A

Beginning at an iron rod in the northerly right of way of Claylick Road, said point being 2550 feet northwest of Lickton Pike, thence with said right of way North 63 degrees 29 minutes 06 second West, 671.08 feet to an iron rod, the true point of beginning;

Thence with said right of way North 60 degrees 36 minutes 04 seconds West, 164.45 feet to an iron rod, thence with a curve to the left, having a delta angle of 01 degrees 30 minutes 38 seconds, a radius of 5729.57 feet, an arc length of 151.04 feet, a chord bearing of North 61 degrees 21 minutes 22 seconds West and a chord length of 151.04 feet to an iron rod; thence North 60 degrees 36 minutes 04 seconds West, 617.37 feet to an iron rod set; thence, leaving said right of way with a new line, North 27 degrees 39 minutes 45 seconds East, 643.82 feet to an iron rod set; thence South 63 degrees 33 minutes 31 seconds East, 314.15 feet to an iron rod set; thence South 21 degrees 54 minutes 08 seconds West, 452.73 feet to an iron rod set; thence South 52 degrees 49 minutes 07 seconds West, 60.93 feet to an iron rod set; thence South 34 degrees 28 minutes 46 seconds West, 153.58 feet to the point of beginning and containing 5.001 acres more or less. According to survey dated January 2, 2006 by Delle Land Surveying Company, Inc. 408 Nesbitt Lane, Madison, Tennessee, 37115.

BEING a portion of the same property conveyed to Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and Brenda K. Siebe by Warranty Deed from Barbara Luster Waller and Ronald B. Luster, Sr. dated September 16, 2005 of record at Instrument No. 20051018-0125660, Register's Office for Davidson County, Tennessee.

Lonnie Siebe executed this instrument on behalf of Meghan Siebe pursuant to Power of Attorney of record in Book _*_, Page _____, said Register's Office. * 20060106-0002056

Lonnie Siebe executed this instrument on behalf of Ralph L. Siebe pursuant to Power of Attorney of record in Book _*_, Page _____, said Register's Office. * 20060106-0002057

Lonnie Siebe executed this instrument on behalf of Brenda K. Siebe pursuant to Power of Attorney of record in Book _*_, Page _____, said Register's Office. * 20060106-0002058