WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF **March, 2007** Notary Public MY COMMISSION EXPIRES: 4/27/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/20/07 08:41 2 pgs
Fees:13.00 Taxes:210.90
20070320-0033434

Anna R Gregory
State of Tennessee Notary Public
Sumner County

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francine Fee and Gregory Fee	**SAME**	**P/O 19-023.00-0-011.00-**
(NAME) **28 103rd Ave., South**	(NAME)	
(ADDRESS) **Lake Stevens, WA 98258**	(ADDRESS)	
(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, **Lonnie Siebe, Trustee and Meghan K. Siebe, Trustee of the Siebe Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francine Fee and Gregory Fee,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD IN A FENCE LINE AND IN THE NORTHEAST EDGE OF A 50 FOOT RIGHT OF WAY, AT A POINT NORTH 67 DEGREES 58 MINUTES 40 SECONDS WEST, 22.69 FEET FROM THE SOUTHWEST CORNER OF THE WILLIS A. ROBINSON PROPERTY AS DESCRIBED IN DEED BOOK 10369 PAGE 976 RODC AND THE NORTHWEST CORNER OF THE JACQUELINE S. PHILLIPS PROPERTY AS DESCRIBED IN DEED BOOK 10964 PAGE 868 RODC, SAID POINT BEING THE NORTHWEST CORNER OF THIS PARCEL. THENCE WITH ROBINSON'S WEST LINE, AND GENERALLY WITH A FENCE LINE, SOUTH 67 DEGREES 58 MINUTES 40 SECONDS EAST, 279.15 FEET TO AN IRON ROD. THENCE, SOUTH 41 DEGREES 44 MINUTES 43 SECONDS EAST, 378.72 FEET TO AN IRON ROD. THENCE, SOUTH 69 DEGREES 57 MINUTES 26 SECONDS EAST, 204.75 FEET TO AN IRON ROD. THENCE, SOUTH 30 DEGREES 17 MINUTES 57 SECONDS EAST, 729.15 FEET TO AN IRON ROD. THENCE, LEAVING THE FENCE, NORTH 64 DEGREES 41 MINUTES 35 SECONDS WEST, 1117.84 FEET TO AN IRON ROD IN THE EAST EDGE OF A 50 FOOT RIGHT OF WAY. THENCE, WITH SAID RIGHT OF WAY, NORTH 15 DEGREES 04 MINUTES 01 SECONDS EAST, 19.86 FEET TO AN IRON ROD. THENCE, NORTH 03 DEGREES 25 MINUTES 09 SECONDS EAST, 89.90 FEET TO AN IRON ROD. THENCE, NORTH 16 DEGREES 56 MINUTES 39 SECONDS EAST, 156.28 FEET TO AN IRON ROD. THENCE, NORTH 10 DEGREES 58 MINUTES 14 SECONDS EAST, 96.02 FEET TO AN IRON ROD. THENCE, NORTH 01 DEGREES 44 MINUTES 42 SECONDS WEST, 129.27 FEET TO AN IRON ROD. THENCE, NORTH 25 DEGREES 44 MINUTES 32 SECONDS WEST, 62.33 FEET TO AN IRON ROD. THENCE, NORTH 55 DEGREES 37 MINUTES 39 SECONDS WEST, 125.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.007 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LONNIE SIEBE AND WIFE, MEGHAN SIEBE AND RALPH L. SIEBE AND WIFE, BRENDA K. SIEBE TO LONNIE SIEBE TRUSTEE AND MEGHAN K. SIEBE TRUSTEE OF THE SIEBE LIVING TRUST AS RECORDED ON THE 6TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060106-0002060 AND PART OF WARRANTY DEED FROM BARBARA LUSTER WALLER AND RONALD B. LUSTER, SR. TO LONNIE SIEBE AND WIFE, MEGHAN SIEBE AND RALPH L. SIEBE AND BRENDA K. SIEBE AS RECORDED ON THE 18TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051018-0125660, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☒
This is improved ☐ property, known as **Tract 9, Clay Lick 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **March, 2007**.

Siebe Living Trust

Lonnie Siebe TRUSTEE

Lonnie Siebe, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Lonnie Siebe, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Trustee of the Siebe Living Trust, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Siebe Living Trust.

WITNESS my hand and official seal at Brentwood, Tennessee, this 7th day of March, 2007.

Anna R Gregory
NOTARY

Anna R Gregory Notary Public State of Tennessee Sumner County

MY COMMISSION EXPIRES: 4/27/09