WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/07 12:59 2 pgs
Fees:13.00 Taxes:129.50
20070511-0056823

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF **March, 2007**

Notary Public

MY COMMISSION EXPIRES: 4/27/08
(AFFIX SEAL)

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
Dwayne E. Wilcox	Same as New Owner	**P/O 023-00 11.00 (Parent Parcel)**
(NAME)	(NAME)	
3016 Carterwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **Dwayne E. Wilcox,** 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 THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD, SAID POINT BEING 3451.5 FEET NORTHWEST OF LICKTON PIKE, AND BEING THE SOUTHEAST CORNER OF THE VIRGINIA FADDY PROPERTY AS DESCRIBED IN INSTRUMENT NUMBER 20060831-0107589 RODC, TN. THENCE WITH FADDY'S EAST LINE NORTH 29 DEGREES 21 MINUTES 29 SECONDS EAST, 716.90 FEET TO AN IRON ROD. THENCE SOUTH 78 DEGREES 27 MINUTES 09 SECONDS WEST 290.68 FEET TO AN IRON ROD. THENCE NORTH 11 DEGREES 32 MINUTES 51 SECONDS WEST 142.37 FEET TO AN IRON ROD. THENCE NORTH 78 DEGREES 27 MINUTES 09 SECONDS EAST 385.62 FEET TO AN IRON ROD. THENCE SOUTH 12 DEGREES 16 MINUTES 54 SECONDS EAST 142.38 FEET TO AN IRON ROD. THENCE SOUTH 16 DEGREES 01 MINUTES 57 SECONDS EAST 171.03 FEET TO AN IRON ROD. THENCE SOUTH 23 DEGREES 08 MINUTES 02 SECONDS WEST 643.53 FEET TO AN IRON ROD IN THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD. THENCE, WITH SAID RIGHT OF WAY, NORTH 65 DEGREES 03 MINUTES 01 SECONDS WEST 265.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.002 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 **2330 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 **9th** day of **March, 2007**.

Siebe Living Trust

Lonnie Siebe, Trustee

Meghan K. 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 9th day of March, 2007.

NOTARY

Anna R Gregory State of Tennessee Notary Public Sumner County

MY COMMISSION EXPIRES: 4/27/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned NOtary in and for said County and State, personally appeared the within named Meghan K. Siebe, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of the Siebe Living Trust, and that she 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 10th day of May, 2007.

NOTARY

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN

My Commission Expires: 3/7/2011