(2)

File #2008180

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

TONIA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Allan Willis	New Owner	173-15-A
(NAME) 197 Claybrooke Lane	(NAME)	096.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jesse J. Siegand and wife, Sara G. Siegand, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Zachary A. Willis and wife, Kristen R. Willis, 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development), of record in Instrument No. 20011009-0109754, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse J. Siegand and Sara G. Siegand, husband and wife by deed The Craig Company of record in Instrument No. 20031211-0177527, Register's Office for Davidson County, Tennessee, dated December 5, 2003.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Mill Run Subdivision of record in Book 11675, page 472, and By-Laws of Mill Run Homeowners Association attached thereto as Exhibit B in Book 11675, page 497, and Amendment to Restrictions of record in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876; Charter and Articles of Incorporation of Nashville Mill Run Homeowners Association, Inc. of record in Instrument No. 19991207-0300674; Transmission Line Easement of record in Book 3933, page 359; Easement for ingress and egress of record in Book 10348, page 367; Easement for Sanitary Sewers of record in Book 10448, page 188; Landscape Agreement of record in Instrument No. 20010405-0033587; Stormwater Detention Agreement of record in Instrument No. 20010405-0033586; Agreement for Grant of Easement for Conservation Greenway by and between Mill Run, LLC and The Metropolitan Government of Nashville and Davidson County, acting by and through its Board of Parks and Recreation of record in Instrument No. 20011024-0116286 Quitclaim Deed conveying the common areas of record in Instrument No. 20011219-0139981; and any and all matters shown on the Plan of record in Instrument No. 20011009-0109754, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 197 Claybrooke Lane, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 07/02/08 13:37 2 pg
Fees:13.00 Taxes:703.00

20080702-0068481

Witness our hands this 30th day of June, 2008. Jesse J. Siegand by Dianne Hunziker-his attorney-in-fact

Jesse J. Siegand by Dianne Hunziker, his Attorney-in-Fact

Sara G. Siegand by Dianne Hunziker, her attorney-in-fact

Sara G. Siegand by Dianne Hunziker, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of June, 2008, before me personally appeared Dianne Hunziker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jesse J. Siegand and Sara G. Siegand and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20080702006848O, Register's Office for Davidson, Tennessee.

WITNESS my hand and official seal this 30th day of June, 2008 .

NOTARY PUBLIC

BARBARA E. JUDGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:

My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

~~StoneGate Title, LLC~~
~~1897 General George Patton Dr. Ste. 108~~
Franklin, TN 37067

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