This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 083020
PARCEL: 202.00

New Owners Address:
Thomas & Adrienne Siemers
1526 Douglas Avenue
Nashville, TN 37206

Send Tax Bills to:
Suntrust Mortgage Inc.
1001 Semmes Avenue
Richmond, VA 23224

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120057623 DEEDWARR
Recvd: 08/03/12 14:34 2 pgs
Fees:13.00 Taxes:1294.63
20120803-0069200

THIS INDENTURE, made this 31st day of July, 2012 between

Terri B. Borders, a married woman

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Adrienne Siemers and Thomas Siemers, wife and husband

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots 91 and 92 on the Map of E.T. Brown's Subdivision of Lots 21 to 26 Brownsville, of record in Book 332, Page 91, Register's Office for said County, to which plat reference is herein made for a more complete and accurate description.

Being the same property conveyed to Terri B. Borders, a married woman by Warranty Deed from Marie P. Reding, unmarried, dated April 16, 2012 and being of record in Instrument Number 20120416-0032460, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1526 Douglas Avenue, Nashville, TN 37206.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri B. Borders

Terri B. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri B. Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of July, 2012.

Tammy D. Mellons

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $349,900.00.

Affiant

Sworn to and subscribed before me, this 31st day of July, 2012.

Tammy D. Mellons

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY