BILL GARRETT, Davidson County
Trans: T20130075702 DEEDWARR
Recvd: 09/03/13 10:37 2 pgs
Fees: 13.00 Taxes: 2960.00
20130903-0092269

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Amanda Jewell
Affiant

Subscribed and sworn to before me, this 19th day of August, 2013.

Notary Public

My commission expires: _____

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julius C. Siegrist, Jr. **Margaret Haywood Siegrist**	**New Owner**	
1144 Sewanee Road		
Nashville, TN 37200		

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 ACKNOWLEDGE, WE,

Joyce Becker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julius C. Siegrist, Jr. and Margaret Haywood Siegrist

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:

Beginning on Cumberland River at the southwest corner of Susan M. Seat's 600 acre tract; thence easterly with her south line, 245 poles more or less, to a point 1-1/2 poles north of a large elm, being the northwest corner of 156.6 acres of land conveyed by Samuel T. Anderson to Sam B. Seat, Trustee, by deed of record in Book 58, page 625 Register's Office for said County; thence with the westerly line of said tract, south 16 deg. West 43.7 poles to the corner of a lot fence, continuing with said line, south 13-3/4 deg. West 60 poles to a honey locust; thence south 72 deg. West 24 poles to the center of a water gap; thence with the meanderings of the Martin Branch westwardly 72 poles to a point in the center of said branch, between a cottonwood and hackberry in what formerly W. H. Timmon's north boundary line; thence with said line westerly 97 poles, more or less to his northwest corner on Cumberland River; thence down said river with its meanderings, northerly and at law water mark to the beginning, containing 151.26 acres, more or less, including but excluding therefrom that part of said land used for roadway purposes.

Included in the above but excluded from this conveyance:

Beginning at a set iron pin in the westerly margin of Old Hickory Blvd., said pin being the most northerly corner of the herein described tract and being located S. 26 deg. 29' 12" E., 25.00' from the most southeasterly corner of Eller & Olsen Stone Co., Inc. Property (DB 4287, PG 681 RODCT); thence with said margin and a curve to the left (I = 10 deg. 01' 15", R = 1121.098', T = 99.274', LC = 197.775', CB = S 32 deg. 49' 40" E) 198.03' to a set iron pin; thence S 38 deg. 31' 37" E, 372.83' to a set iron pin; thence leaving said margin with a new line S 53 deg. 53' 29" W, 143.44' to a set iron pin; thence S 81 deg. 46' 01" W, 232.75' to a 10" hackberry tree; thence S 61 deg. 19' 40" W, 216.30' to a corner post; thence N 21 deg. 55' 03" W, 255.11' to a 24" bodock tree; thence N 31 deg. 00' 01" E, 541.36; to the point of beginning containing 5.0275 acres more or less.

Also Excluded:

Beginning at an iron rod situated in the easterly margin of Old Hickory Boulevard, said point being approximately 3.2 miles south of the intersection of Highway 12 and being the common corner of the property conveyed to Eller & Olsen Stone Company of record in Book 4287, page 681, in the Register's Office for Davidson County, Tennessee. Thence, leaving said road, S 82 deg. 19' 06" E a distance of 897.18 feet to an iron rod at the intersection of two fences; thence, S 20 deg. 59' 48" W a distance of 704.79 feet to a point situated in the right of way of Old Hickory Boulevard, thence, with said road and around a curve to the right having a central angle of 2 deg. 21' 39" a radius of 6116.02 feet, a tangent of 126.02 feet, a length of 252.00 feet to a chord which bears N 40 deg. 26' 41" W for a distance of 251.98 feet; thence, N 39 dge 15' 49" W, a distance of 650.92 feet to an iron rod; thence, around a curve to the right having a central angle of 4 deg. 21' 14" , a radius of 1611.46 feet, a tangent of 61.26 feet, a length of 122.46 feet, a chord which bears N 17 deg 05' 12" W for a distance of 122.43 feet to the point of beginning and containing 7.162 acres of land more or less.

Being all the same property conveyed to Joyce Becker by Quitclaim Deed from Tillie Walker, dated October 15, 2003, of record in Instrument No. 20031021-0155491, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (✓) unimproved (____) property known as ~~4317~~ 4371 Old Hickory Boulevard, Nashville, TN 37218.

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 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.

Witness my/our hand(s) this 19th day of August, 2013.

Joyce Becker

Joyce Becker

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Joyce Becker, unmarried , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2013.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires

COMMISSION EXPIRES JUNE 25, 2017

File #: **120533JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027