BILL GARRETT, Davidson County
Trans:T20140031628 DEEDWARR
Recvd: 05/07/14 13:40 2 pgs
Fees:13.00 Taxes:712.25
20140507-0039068

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHE TRANSFER IS $ 192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of May, 2014.

Notary Public

Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Samuel O. Sevier and Lauran A. Sevier 1205 N 5th Street Nashville, TN 37207	SAME AS NEW OWNER	-03000011000 & 03000024700

WARRANTY DEED

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, WE, **Veronica Liechti and Konnetta Alexander**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel O. Sevier and wife, Lauran A. Sevier**, 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:

Property known as 4879 Tranham Rd. Whites Creek, TN 37189, County of Davidson

See attached Exhibit "A" Legal Description

The subject property is not the principal residence of either grantor, nor their spouses or any dependents.

Power of Attorney for Veronica Simons Liechti dated 03/05/2007, filed of record in Instrument No. 20140507-0039067, said Register's Office.

Konnetta Emily Alexander and Konnetta Simons Alexander and Konnetta Alexander all being one and the same person.
Veronica Liechti and Veronica Simons Liechti being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4879 Tranham Rd., Whites Creek, TN 37189

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.

Witness my hand this 5th day of May, 2014.

Konnetta Alexander

Veronica Simons Liechti
By: Konnetta Alexander, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2014, before me personally appeared Konnetta Alexander, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 5th day of May, 2014.

Notary Public
Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **5th day of May, 2014,** before me, appeared for **Konnetta Emily Alexander,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Veronica Simons Liechti,** and that said instrument was signed in behalf of the said **Veronica Simons Liechti** by herself as attorney-in-fact.

Witness my hand and official seal at office this 5th day of May, 2014.

Notary Public
My commission expires: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

EXHIBIT A

Beginning at a stake in the southwest corner of said tract, being the corner of the Old Isaac Earthman tract of land near the northwest corner of Plummer track; thence with the east line of Earthman tract North 200 poles to two Black Oaks on top of ridge; thence with the meanderings of the dividing ridge between Earthman's Creek and Trentham branch as follows: South 60 degrees East 13 poles to a sourwood; South 32 degrees East 26 poles to a Chestnut Oak and Hickory; South 18 degrees West 29 poles to an Oak and Sourwood; South 42 degrees East 36 poles to 3 Oaks; South 15 degrees east 29 poles to an Oak and Sassafras; South 81 degrees East 30 poles to an Oak; South 11 degrees East 20 poles to four Hickories; South 32 degrees East 24 poles to a Hickory and Beech; South 57 degrees West 24 poles to a Hickory and Oak; South 16 degrees West to what is known as Trantham Hollow Road; thence with said road in a southwest direction to the northeast corner of about two acres conveyed to Kate M. Plummer by Isaac Duke and wife; thence with the north line of said tract 370 feet, more or less, to a Beech and Sugar Tree, Plummer's northeast corner and the northwest corner of said two acres tract; continuing west 40 poles to the beginning and containing 65 acres, more or less.

Included in the above description but excluded therefrom is a tract of land containing 21.7 acres, more or less, conveyed to Wilburn W. White and wife, by deed from Kenneth E. Payne, of record in Book 3571, page 342, Register's Office for said County.

Being the same property conveyed to Veronica Liechti, Konnetta Alexander, N.G. Simons and Anna Belle Simons, as joint tenants with right of survivorship by deed from Barbara Vanlies, trustee dated 8/24/1999 filed of record in Instrument No. 20000104-0000943, said Register's Office. The said N.G. Simons and Anna Belle Simons having since died, leaving Veronica Liechti and Konnetta Alexander as the surviving tenants.

Tax Map and Parcel ID is as follows 03000011000

Land in the 14th Civil District of Davidson County, Tennessee.

Beginning at a point in the northernly margin of Trantham Road, said point being 318 feet northeasterly from the northeast corner of Kate M. Plummer's 2 acre tract and James W. Hobbs' southwest corner, thence north 16° E 300 feet to point in N.G. Simons southerly line; with said Simons line N 57° E. 163 feet to a point; thence S. 33° E. 190 feet to a point in the northerly margin of Trantham Road; thence with the northerly margin of said Trantham Road southwesterly on a curve 387 feet to the point of beginning.

Being the same property conveyed to Norman G. Simons and wife, AnnaBelle Simons, Konnetta Simons Alexander and Veronica Simons Liechti, as joint tenants with right of survivorship by deed from Norman G. Simons and wife, AnnaBelle Simons dated 3/18/1998 and filed for record in Book 10843, Page 737, said Register's Office. Office. The said N.G. Simons and Anna Belle Simons having since died, leaving Veronica Liechti and Konnetta Alexander as the surviving tenants.

Being the same property conveyed to Samuel O. Sevier and Lauran A. Sevier by deed from Veronica Liechti and Konnetta Alexander dated 5/5/2014 and filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID is as follows 03000024700

Tax Parcel Identification Number: 03000011000 & 03000024700