BILL GARRETT, Davidson County
Trans:T20140066764 DEEDWARR
Recvd: 09/08/14 14:31 2 pgs
Fees:13.00 Taxes:1324.60

20140908-0082148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-23-14

(AFFIX SEAL)

BONNIE J. CURRIE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael G. Siegert (NAME)	Franklin American Mortgage (NAME)	172100B06400CO
6272 Palomar Court (ADDRESS)	501 Corporate Centre Dr Ste 400 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hatton Hardison and wife, Beverly Mintmire**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael G. Siegert and Patricia W. Siegert, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 64 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1, as shown on plat of record in Instrument No. 20010209-0012854, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hatton Hardison and wife, Beverly Mintmire by Special Warranty Deed dated 03/27/2007 from National Residential Nominee Services Inc. a Corporation of record in Instrument 200704110043275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matter per Plat as recorded in Instrument 200102090012854, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 199912210305559, (3) Stormwater Detention Agreement of record in Book 11628, Page 8, (4) Charter of record in Instrument 199912210305561, and (5) Quitclaim Deed to the Homeowner's Association of record in Instrument 200505160054926, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6272 Palomar Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11487
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 4th day of September, 2014.

Hatton Hardison

Beverly Mintmire

State of Tennessee
County of Davidson

Personally appeared before me Hatton Hardison and Beverly Mintmire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of September, 2014.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067