Davidson County	**DEEDWARR**
Recvd: 07/29/15 07:26	**2 pgs**
Fees:13.00 Taxes:666.00	
20150729-0074337	

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: November 13, 2017

(AFFIX SEAL)

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian D. Siewert and Susan L. Heinrich	Susan L. Heinrich	147-10-20
(NAME)	(NAME)	
3100 West End Circle, #106	3100 West End Circle, #106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tina Ashford and Barbara Ashford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian D. Siewert, a single person and Susan L. Heinrich, a single person as Tenants in Common,** 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. 245, on the Plan of Caldwell Estates, Section 5, of record in Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tina Ashford and Barbara Ashford, as joints tenants with the right of survivorship, by Deed from John F. Dunphy and wife, Terri L. Fehrman, recorded on October 27, 2005, of record in Instrument Number 20051027-0130012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5037 Suter Dr., Nashville, TN 37211
(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 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/our hands this 24th day of July, 2015.

Tina Ashford by: Barbara Ashford
Her Attorney in Fact

Barbara Ashford

State of Tennessee
County of Williamson

Personally appeared before me Barbara Ashford, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2015.

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Barbara Ashford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tina Ashford and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Tina Ashford.

Witness my hand and official seal this 24th day of July, 2015.

Notary Public
My Commission Expires: November 13, 2017

File No.: 10560

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith