PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

ADDRESS NEW OWNERS:
JOYCE E. QUESTELLES and husband,
ERROL M. QUESTELLES
152 Ivy Hill Lane
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

SEND TAX BILLS:
U.S. BANK
3301 Rider Trail South
Earth City, MO 63045

MAP PARCEL NUMBER:
33 - 3 B - 115 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **LEIGH SIEGFRIED,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to **JOYCE E. QUESTELLES and ERROL M. QUESTELLES, wife and husband,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Dry Creek Farms, Phase 3 of record in Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Leigh Siegfried from Jeffrey Siegfried by Quitclaim Deed recorded April 27, 2015 in Instrument No. 20150427-0037420, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 152 Ivy Hill Lane, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans: T20150064935 DEEDWARR
Recvd: 08/05/15 13:49 2 pgs
Fees: 13.00 Taxes: 721.50
20150805-0077986

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 3 day of August, 2015.

LEIGH SIEGFRIED

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LEIGH SIEGFRIED, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $195,000.00.

AFFIANT

Subscribed to and sworn before me, this the 3 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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