THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15115795** **BILL GARRETT, Davidson County** Trans:T20150110385 DEEDWARR Recvd: 12/31/15 10:45 2 pgs Fees:13.00 Taxes:1887.00 20151231-0131487	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this 30th day of December, 2015. Notary Public My Commission Expires: 10/15/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Richard Sieber 1119 Graybar Ln. Nashville TN 37204-3214	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 117-16-144.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy W. Hamley and wife, Mary A. Hamley** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard W. Sieber, a single person** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 33 and all of Lots Nos. 34 and 35 on the Map of the Draughon Tract, of record in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 34 and 35, and part of Lot No. 33, front together 75 feet on the south side of Graybar Lane and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Roy W. Hamley and wife, Mary A. Hamley by Warranty Deed from Michael T. Clark and wife, Nancy K. Clark, of record in Book 4676, Page 722, Register's Office for Davidson County, Tennessee, dated January 29, 1973 and recorded on January 30, 1973.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Map of record in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3932, Page 851, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 1119 Graybar Ln. Nashville TN 37204-3214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2015.

Roy W. Hamley

Mary A. Hamley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roy W. Hamley and Mary A. Hamley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2015.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018