|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$183,000.00**
|
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th day of December, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/6/18
| (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lanny Mooneyham P.O. Box 1068 Madison, TN 37116	new owner	051N-C-007.03 (Wilson) 064.04-0-068.00 (Davidson)

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,

Dong Z. Siegel and husband, Bruce C. Siegel

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lanny Mooneyham, an unmarried person

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Wilson/Davidson County, state of Tennessee, described as follows: To wit:

A certain tract or parcel of land in Wilson and Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 061 on the Plan of Woodside Subdivision, Section II, as of record in Book 5200, Page 98, Register's Office for Davidson County, Tennessee, and in Plat Book 16, Page 147, Register's Office for Wilson County, Tennessee, and re-recorded in Plat Book 16, Page 284, Register's Office for Wilson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dong Z. Siegel and husband, Bruce C. Siegel by Warranty Deed from Donald L. Merritt and wife, Vilanda I. Merritt, dated July 17, 1998, of record in Book 11066, Page 598, Register's Office for Davidson County, TN and Book 458, Page 158, Register's Office for Wilson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Book 5200, Page 98, Register's Office for Davidson County, Tennessee and Plat of record in Plat Book 16, Page 147, rerecorded in Plat Book 16, Page 284, Register's Office for Wilson County, TN.
3) Property is subject to Restrictive Covenants contained in Book 439, Page 7, Register's Office for Wilson County, Tennessee and Book 5350, Page 425, Register's Office for Davidson County, TN.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4657 Woodside Drive, Old Hickory, TN 37138**
(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.

BILL GARRETT, Davidson County
Trans:T20160108737 DEEDWARR
Recvd: 12/12/16 10:08 2 pgs
Fees:13.00 Taxes:677.10

20161212-0129751

Witness our hand(s) this 8 day of December, 2016.

Dong Z. Siegel

Bruce C. Siegel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dong Z. Siegel and Bruce C. Siegel, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076