Davidson County	DEEDWARR
Recvd: 02/17/17 14:47	3 pgs
Fees:18.00 Taxes:1424.50	
20170217-0016769	

WARRANTY DEED

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires October 2, 2017

STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Damon Michael Siegel	NEW OWNER	10309005100
(NAME)	(NAME)	
815 Kendall Drive	815 Kendall Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(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, **Sarah S. Walters f/k/a Sarah L. Sexton and Christopher David Walters, wife and husband**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Damon Michael Siegel and Melissa Layne Goldberg, married**, 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. 51 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah L. Sexton, Unmarried by Warranty Deed dated February 26, 2014 from Uwe, Bryan T. Rogala and wife Sarah G. Rogala Formerly Sarah G. Stem, and Scott Stem, married of record in Instrument 201403100019721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat in Book 2083, Page 59, in 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 815 Kendall Drive, Nashville, TN 37209
(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 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 17th day of February, 2017.

Sarah S. Walters f/k/a Sarah L. Sexton

Christopher David Walters

State of Tennessee
County of Williamson

Personally appeared before me Sarah S. Walters f/k/a Sarah L. Sexton and Christopher David Walters, 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 17th day of February, 2017.

Notary Public Jill Swicegood
My Commission Expires: 9/20/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

TRUE COPY CERTIFICATION

I, Jonathan R Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017