Tennessee Title

BILL GARRETT, Davidson County
Trans:T20170041792 DEEDWARR
Recvd: 05/17/17 08:57 2 pgs
Fees:13.00 Taxes:1072.63
20170517-0048681

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176273

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2017.

Notary Public
My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Daniel Klug 117 Honey Creek Ln Nashville, TN 37211	new owner	161-13-B-117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lisa N. Sieberg and Dennis Ray Sieberg II, Wife and Husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin Daniel Klug, an unmarried man,** hereinafter called the Grantee, his 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 Unit No. 117 On the plan of Creekside at Brentwood (erroneously left out of prior deed), as shown on Exhibit "C" of the Master Deed of record in Instrument No. 20040702-0079260, further Amended in Instrument No. 20050204-0013611, in 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 Lisa N. Sieberg and Dennis Ray Sieberg, II, wife and husband by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, recorded on the 4th day of April, 2005 in Instrument No. 20050404-0035931, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 117 Honey Creek Lane, Nashville, TN 37211.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of May, 2017.

Lisa N. Sieberg

Dennis Ray Sieberg II

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lisa N. Sieberg and Dennis Ray Sieberg II**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2017.

Notary Public
My Commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020