Bill Garrett Davidson County
Batch# 42673 DEEDWARR
12/29/2017 10:21:26 AM 2 pgs
Fees: $13.00 Taxes: $1,713.10
20171229-0132288

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terry Doty, Trustee 1402 Winding Way Nashvlle, TN 37216	Terry Doty, Trustee 16030 Ventura Blvd. Ste 240 Encino, CA 91436	061080-197.00

THIS INDENTURE, made this 28th day of December, 2017 between

Jeanine F. Siebold

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Terry Doty, Trustee of The 1402 Winding Way Trust

of Los Angeles County, California, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 12, Block "H" on the plan of Jackson Park, Section 3, not of record and described as follows: Said Lot No. 12 fronts 200 feet on the Southerly margin of Winding Way and extends back 315 feet, more or less, on the easterly line and 300 feet, more or less, on the westerly line to a dead line in the rear, measuring 130 feet thereon.

Being the same property conveyed to Jeanine F. Siebold by Quitclaim Deed from James R. Siebold dated 6-26-85 of record in Book 6596, Page 428, and James R. Siebold and wife, Jeanine F. Siebold by Deed from Edna W. Reece, widow, dated 8-5-83 of record in Book 6112, Page 196, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1402 Winding Way, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

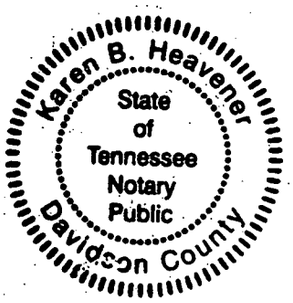
Jeanine F. Siebold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeanine F. Siebold, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of December, 2017.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $463,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of December, 2017.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

