WARRANTY DEED

Bill Garrett Davidson County
Batch# 61536 DEEDWARR
02/22/2018 10:49:40 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180222-0016858

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$355,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of February, 2018.

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steve Siberski	new owner	081-15-0-217.00
1720 Underwood Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carl Wittenberg**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto ~~Steve~~ **Siberski, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Steven R

Land in Davidson County, Tennessee, being the westerly part of the easterly part of Lot No. 411 on the Plan of McGavock, Wetmore & other's 2nd Addition, called the Addition to the Town of McGavock of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the northerly margin of Underwood Street, (also referred to as Underwood Avenue) at a point 226.5 feet west of the westerly margin of the first alley west of 17th Avenue North; thence with the northerly margin of Underwood Street westerly 35 feet; thence northwardly 106 feet to the southerly margin of Cockrill Street; thence with the easterly 33 1/3 feet to a point, 216 2/3 feet west of the westerly margin of said alley; thence southwardly 117.5 feet to the point of beginning.

Being the same property conveyed to Olympus Development, LLC, a Tennessee limited liability company and Carl Wittenberg, from C & C RESIDENTIAL PROPERTIES, INC. , by deed on January 26, 2017, of record in Instrument Number 20170201-0010664, Register's Office for Davidson County, Tennessee. Further conveyed to Carl Wittenberg from Olympus Development LLC, a Tennessee limited liability company by Quitclaim Deed on March 16, 2017, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 08115021700, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1720 Underwood Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-WRES18-1720

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 February 20, 2018.

Carl Wittenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl Wittenberg** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 20, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY