TN 180514

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 63555 DEEDWARR
02/28/2018 01:04:03 PM 2 pgs
Fees: $13.00 Taxes: $752.95

20180228-0018854

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 8.22.21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sophi L. Robertson<br>Shelby Pettus | new owner | 03900001000 |
| (NAME) | (NAME) | |
| 6255 Freudman Road | | |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek, TN 37189 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Pamela Sieffert, f.k.a. Pamela Grega and Brian Sieffert, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sophi L. Robertson and Shelby Pettus, spouses married to each other**, hereinafter called the GRANTEES, their 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 Lot No. 4 on the revised unrecorded map of Mrs. Arthur Viache's Subdivision of record in the westerly part of the Herschel Harding property and described according to a copy of a revised survey made March 22, 1961 by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin in the northerly margin of **Freudman** Road at the corner of Tracts 4 and 5; thence with the line between said tracts, north 6 deg. 40' west 571.7 feet to an iron pin in the line of the Carney property; thence with Carney's south line, south 70 deg. west 144 feet to an iron pin at the corner of Tract 3; thence with the line between tract 3 and 5, south 13 deg. 30' east 585.5 feet to an iron pin in the north margin of **Freudman** Road; thence with the margin of the same, northeasterly, around a slight curve, 83 feet to the point of beginning.

Being the same property conveyed to Pamela Grega and Brian Sieffert from Brad Dodge by Warranty Deed of record in Instrument No. 20151209-0123836, Register's Office for Davidson County, Tennessee. Pamela Grega now known as Pamela Sieffert.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6255 Freudman Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**Record and Return To:**
**Limestone Title & Escrow, LLC**
**3173 South Church Street**
**Murfreesboro, TN 37127**

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.

Witness my/our hands this 22nd day of February, 2018.

Pamela Sieffert

Brian Sieffert

State of Tennessee
County of Davidson

Personally appeared before me Pamela Sieffert and Brian Sieffert, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of February, 2018.

Notary Public
My Commission Expires: 12-20-20

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12862