RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $179,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of May, 2018.

NOTARY PUBLIC

My commission expires: 5. 20. 2019

Bill Garrett Davidson County
Batch# 87770 **DEEDWARR**
05/03/2018 10:30:03 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20180503-0042228

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lucas R. Sieb	New owner	05316002700
(NAME)	(NAME)	
224 Pitts Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $179,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Natasha Pinkleton,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Lucas R. Sieb, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, TN, and being Lot No. 13 on the unrecorded map of Hayes Subdivision of Tract 2 in Old Hickory, TN, described according to a copy of a survey thereof, made May 4, 1948, by Harvey Gee, Surveyor as follows:

BEGINNING at a point in the westerly margin of Hadley Bend Road at the corner of Lots Nos. 12 and 13; thence with the line between said lots South 79 deg. 30 min. West 350 feet to a point; thence South 10 deg. 30 min. East 60 feet to the corner of Lots Nos. 13 and 14; thence with the line between said lots North 79 deg. 30 min. East 350 feet to the Westerly margin of Hadley Bend Road; thence with the margin of the same North 10 deg. 30 min. West 60 feet to the beginning.

Being the same property conveyed to Natasha Pinkleton by deed from Eric Sox, a married man and George Brandt, a married man of ecord in Instrument No. 20150818-0082719, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 224 Pitts Avenue, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of May, 2018.

Natasha Pinkleton

Natasha Pinkleton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Natasha Pinkleton, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of May, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122