WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140945 **DEEDWARR**
09/14/2018 02:57:56 PM 2 pgs
Fees: $13.00 Taxes: $991.60

20180914-0091565

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$268,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF September, 2018
Carmen Coats
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 050
Elizabeth R Loewenstein 3210 Cynthia Lane Nashville, Tennessee 37207	U.S. BANK N.A. 7601 PENN AVE S, STE A1 RICHFIELD, MN 55423	GROUP 140 PARCEL 190.00CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Evan J Sieling, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Elizabeth R. Loewenstein, A single woman,
and
Andrew Watson Carroll, A single Man,
as joint tenants with rights of survivorship

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. 283 on the Plan of Section Two, Parkwood Estates, of record in Book 3300, Page 5, Register's Office for said County.

Said Lot No. 283 fronts 75.0 feet on the easterly margin of Cynthia Lane and extends back 135.0 feet on the northerly line(s) and 97.9 feet on the southerly line to a dead line in the rear, measuring 83.7 feet thereon.

Being the same property conveyed to Evan J Sieling, an unmarried man by deed from BRIAN P. HENNESSEY, unmarried dated September 14, 2015 and recorded in Instrument no. 20150917-0094457 said Register's Office.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3210 Cynthia Lane, Nashville, Tennessee 37207**.

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 hand and official seal at office this 12th day of September, 2018.

Evan J Sieling

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Evan J Sieling, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027