WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181313 DEEDWARR
01/07/2019 03:52:16 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20190107-0001776

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 10-9-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Sigler Laurel Sigler Kelly Sigler	New Owner	11801003800
(NAME)	(NAME)	
1 Peabody Lane		
(ADDRESS)	(ADDRESS)	
Marblehead, MA 01945		
(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, I, **Mattie Irene Bond,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James R. Sigler, Laurel Sigler, husband and wife, and Kelly Sigler, a single woman, as tenants in common 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. 7A on the Plan of the Resubdivision of Lot 7 in the W.L.B. Lawrence Plan, as of record in Book 4350, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Sweetbrier Avenue, said point being the southeasterly corner of Lot 7B; thence eastwardly with the margin of said Sweetbrier Avenue 50 feet to the beginning of a curve; thence around said curve southwardly 33.02 feet to a point; thence southwardly with the margin of an alley 291.50 feet to a point; thence with said alley's margin westwardly 40 feet to a point; thence with said alley's margin southwardly 10 feet to a point; thence westwardly 6.95 feet to a point, being the southeasterly corner of Lot 7B; thence with the margin of Lots 7 A and 7 B northwardly 303 feet, more or less, to the point of the begining.

Being the same property conveyed to Thomas Houston and wife, Ada Houston by deed from T.W. Shotwell and wife, Aline Shotwell of record in Book 4368, page 323. Thomas Houston having predeceased Ada Houston. Ada Houston a/k/a Ada c. Houston and under Article II of the last Will and Testament of Ada C. Houston, deceased, of record in Probate File 04P1228, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Mattie Irene Bond. Said will was also recorded in Instrument Number 20020111-0005116, and Affidavit of Inheritance recorded in Instrument Number 20040805-0094582, Register of Deeds Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1207 Sweetbriar Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of January, 2019.

Mattie Irene Bond

Mattie Irene Bond

State of Tennessee
County of Davidson

Personally appeared before me Mattie Irene Bond, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2019.

Notary Public
My Commission Expires: _____

File No.: 13528

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022