This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3550

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 196244 DEEDWARR
02/19/2019 10:30:12 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20190219-0014687

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $292,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2019

Notary Public
My Commission Expires: 3-2-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nancy Siebert James Siebert 5132 Bay Overlook Drive Hermitage, TN 37076	CMG Mortgage 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	97-16-A-40.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James E. Underwood and wife, Judith M. Underwood,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nancy Siebert and James Siebert, wife and husband**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 36, on the Plan of The Peninsula, Phase Two, a Planned Residential Development, as shown by plat appearing of record in Plat Book 9700, page 352, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James E. Underwood and wife, Judith M. Underwood by Quitclaim Deed from Judith V. McCaskill, formally known as Judith V. McCaskill, dated June 24, 2003, in Instrument No. 20030701-0090477, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5132 Bay Overlook Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2019.

GRANTOR:

Judith M. Underwood

James E. Underwood

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judith M. Underwood and James E. Underwood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of February, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021