THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520468** Karen Johnson Davidson County Batch# 237678 **DEEDWARR** 06/03/2019 11:25:02 AM 2 pgs Fees: $13.00 Taxes: $3,762.90 20190603-0052505	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$1,017,000.00. Affiant Subscribed and sworn to before me, this30th day of May, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Elizabeth Siemers and William Siemers 2003 Beechwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-230.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher P. Guthrie, unmarried, and Tracey George, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Siemers and William R. Siemers, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Plan of the Subdivision of the Estate of Daniel McIntyre, of record in Book 3, page 30, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER P. GUTHRIE and TRACEY GEORGE, by deed from JERRY W. OWENS, of record in Instrument No. 20040910-0109450, dated August 27, 2004, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-16-0-230.00.

Matters shown on the Plan of record in Book 3, page 30, Chancery Court for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 1129, page 363 and in Instrument No. 20040614-0069843, said Register's Office.

This is improved property located at 2003 Beechwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of May, 2019.

Christopher P. Guthrie by Tracey George, his Attorney-in-Fact

Tracey George

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracey George, 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, and who further acknowledged that she is the Attorney-in-Fact for Christopher P. Guthrie and that she is authorized by Christopher P. Guthrie to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022