Karen Johnson Davidson County
Batch# 237729 DEEDWARR
06/03/2019 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20190603-0052599

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $404,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2019.

Notary Public

My commission expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bryson G. Sieman	Same as New Owner	**070070E00300CO**
900 A Youngs Lane		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryson G. Sieman, single man

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 Unit 900A, a horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions for Riverfront Estates of record in Instrument No, 20170316-0025831 as amended by Instrument No. 20171220-0129459, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge, by Warranty Deed from Owen W. Ferguson, dated January 21, 2016, of record in Instrument No. 20160125-0006701, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20160202-0010025, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 900 A Youngs Lane, Nashville, TN 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 in 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.

Michael Barnes Date: 5-30-19
Michael Barnes

Malcolm A. Lockridge Date: 5-30-19
Malcolm A. Lockridge

Angela Y. Swinger-Lockridge Date: 5-30-19
Angela Y. Swinger- Lockridge

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Barnes, and Malcolm A. Lockridge and Angela Y. Swinger-Lockridge, the within named Grantor(s), with whom I am personally acquainted (or 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 30 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

