Karen Johnson Davidson County
Batch# 243666 DEEDWARR
06/17/2019 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20190617-0057698

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520830

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00

Benton Harvey
Affiant

Subscribed and sworn to before me, this 12th day of June, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-24-22

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
Title No. 1-19-4392

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benton Harvey and Michal Christian 521 Hogan Road Nashville TN 37220	F&M Bank 50 Franklin St Clarksville, TN 37040	Tax Parcel ID No. 146 16 0 002.00

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, **Bate Sielbeck and Kathryn Sielbeck, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benton Harvey, an unmarried man and Michal Christian, an unmarried woman, as Joint Tenants with Right of Survivorship**("Grantees"), its 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 9, SECTION 1, BRENTWOOD HALL, as shown on plat of record in Plat Book 2083, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bate Sielbeck and Kathryn Sielbeck, husband and wife by Warranty Deed from C. Hunter Nelson and Leslie R. Nelson, husband and wife, recorded on the 21st day of March, 2016 in Instrument No. 20160321-0026308, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, BRENTWOOD HALL, as recorded in Plat Book 2083, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2083, Page 18 and Book 2084, Page 409.

This is improved property located at 521 Hogan Road Nashville TN 37220

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 12th day of June, 2019.

Bate Sielbeck by Rich Rieck attorney in fact
Bate Sielbeck
By: Richard Rieck, Attorney in Fact

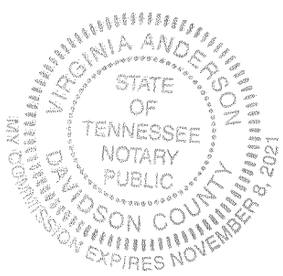
Kathryn Sielbeck by Rich Rieck attorney in fact
Kathryn Sielbeck
By: Richard Rieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bate Sielbeck and Kathryn Sielbeck and that they are authorized by Bate Sielbeck and Kathryn Sielbeck to execute this instrument on their behalf.

WITNESS my hand, at office, this 12th day of June, 2019.

VAnderson
Notary Public



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

