Karen Johnson Davidson County
Batch# 253595 DEEDWARR
07/08/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $690.05
20190708-0066033

WARRANTY DEED

KAREN M SMITH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-03-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Renee Miller	Newowner	
(NAME)	(NAME)	
224 Pitts Avenue		05316002700
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Lucas R. Sieb, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Angela Renee Miller, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 13 on the unrecorded map of Hayes Subdivision of Tract 2 in Old Hickory, Tennessee described according to copy of a survey thereof, made May 4, 1948 by Harvey Gee Surveyor as follows;

Beginning at a point in the westerly margin of Hadley bend Road at the corner of Lots No 12 and 13; thence with the line between said lots South 79 deg 30 min, West 350 feet to a point; thence South 10 deg 30 min East 60 feet to the corner of Lots No 13 and 14; thence with the line between said lots North 79 deg 30 min East 350 feet to the Westerly margin of Hadley Bend Road; thence with the margin of the same North 10 deg 30 min West 60 feet the point of beginning.

Being the same property conveyed to Lucas R. Sieb by Warranty Deed from Natasha Pinkleton, dated 05/01/2018, of record in Instrument 201805030042228, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 224 Pitts Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 455924
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of July, 2019.

Lucas R. Sieb

Lucas R. Sieb

State of Maine
County of Kennebec

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucas R. Sieb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2019.

Elaine Smith

Notary Public:
My Commission Expires: Feb 13, 2026

ELAINE SMITH
Notary Public - Maine
My Commission Expires Feb 13, 2026

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I,KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

