# WARRANTY DEED

Karen Johnson Davidson County
Batch# 324838 DEEDWARR
12/04/2019 02:11:28 PM 2 pgs
Fees: $13.00 Taxes: $1,896.25

20191204-0125145

R-LC-19-2022-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Steven Miller** | **First National Bank of Middle Tennessee** | |
| (NAME) | (NAME) | **104-12-0-150.00** |
| **2012 20th Ave S.** | **200 East Main Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | **McMinnville, TN 37110** | |
| (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 consideration, the receipt of which is hereby acknowledged; **ROBERT STIEGMAN AND KATHERINE STIEGMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN MILLER, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 3 on the Plan of the Resubdivision of Lots 17 and 18 of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 56, Register' s Office for Davidson County, Tennessee, said Resubdivision being of record in Book 2083, page 75, said Register' s Office, described as follows:

Beginning at a point on the Easterly margin of 20th Avenue South, said point being the common front corner of Lots 2 and 3 on said Plan, thence Southwardly with the Easterly margin of 20th Avenue South, 30 feet to the beginning of a curve to the left; thence with said curve a distance of 31.5 feet to the Northerly margin of Bernard Avenue; thence with said Northerly margin, Eastwardly 119 feet to a point; thence Northwardly with the Westerly line of Lot 4 on said Plan, 50 feet to the Southerly line of said Lot No. 2; thence with the line between Lots 2 and 3, 139 feet to the point of beginning.

Being the same property conveyed to Robert Stiegman and Katherine Attkisson, as tenants in common by Warranty deed from Socrates Ioannides of record in Book 6927, page 450, Register's Office for Davidson County, Tennessee, dated July 21, 1986 and recorded on July 24, 1986.

The said Katherine Stiegman also being formerly known as Katherine Attkisson.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 56, revised in Book 332, Page 117, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2022 and 2024 20th Avenue S, Nashville, Tennessee 37212**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 2nd DAY OF DECEMBER, 2019.

Robert Stiegman

Katherine Stiegman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT STIEGMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE STIEGMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212