Karen Johnson Davidson County
Batch# 407159 DEEDWARR
05/28/2020 01:34:45 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20200528-0055137

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/24/21

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
Compass Land Title LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6928B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jane B. McDonald		117-16-0-144.00
1119 Graybar Ln	← Same	
Nashville, TN 37204		

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,

RICHARD W. SIEBER, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANE B. MCDONALD, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 the easterly 15 feet of Lot No. 33 and all of Lots Nos. 34 and 35 on the Map of the Draughon Tract, of record in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 34 and 35, and part of Lot No. 33, front together 75 feet on the south side of Graybar Lane and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Richard W. Sieber, a single person, by Warranty Deed from Roy W. Hamley and wife, Mary A. Hamley, dated December 30, 2015 and recorded December 31, 2015, in Instrument No. 20151231-0131487, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1119 Graybar Ln, Nashville, TN 37204

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 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.

Witness my hand on the 26th day of May, 2020.

Richard W. Sieber

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RICHARD W. SIEBER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of May, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-6928B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027