BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 491815 DEEDWARR
10/08/2020 08:52:49 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20201008-0116823

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Herwigs Holdings, LLC 4404A Westlawn Drive Nashville, TN 37209	Herwigs Holdings, LLC 4404A Westlawn Drive Nashville, TN 37209	090.11.0.037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Meghan K. Siebe, a married woman, Individually, and Meghan K. Siebe, as Trustee of the Siebe Revocable Living Trust dated January 20, 2004**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Herwigs Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 434 on the Plan of Charlotte Park 25, as of record in Plat Book 4300, page 75, 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 Meghan K. Siebe, as individual and trustee of the Siebe Revocable Living Trust dated January 20, 2004 by Warranty Deed from Curtis L. Spann, Sr., of record Instrument No. 200711140133393 dated November 5, 2007 in the Register's Office of Davidson County, Tennessee.
This is the same description as prior deed.

This conveyance is subject to: (a) Easements of record in 200211260146679 (b) All Matters of record in Plat Book 4300 page 75, recorded in the official records of the Davidson County Recording Office (c) any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for its current year which have been prorated and paid by the Grantors herein.

This was never the marital residence of any within-named Grantor.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of October, 2020.

Meghan K Siebe (SEAL)
Meghan K. Siebe, Individually

Meghan K Siebe Trustee (SEAL)
Meghan K. Siebe, Trustee of the Siebe Revocable Living Trust dated January 20, 2004

_____ (SEAL)
Lonnie Siebe, Trustee of the Siebe Revocable Living Trust dated January 20, 2004

TL error

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2020, before me personally appeared Meghan K. Siebe, Individually, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-07-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Meghan K. Siebe, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Siebe Revocable Living Trust dated January 20, 2004, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and seal, at office in Nashville, TN, this 2nd day of October, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of October, 2020.

Notary Public
My commission expires:
File No. 2020-281

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021