(1)

BOX 10-A

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

Name and Address of New Owner:
Christopher P. Siemer and Lauren C. Siemer
717 Starlit Road
Nashville, Tennessee 37205

Send Tax Bills To:
Cadence Bank, NA
3500 Colonnade Pkwy Suite 600
Birmingham AL 35243

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 102-15-0-087.00

Karen Johnson Davidson County
Batch# 729137 DEEDWARR
10/04/2021 08:52:01 AM 2 pgs
Fees: $13.00 Taxes: $4,314.20

20211004-0132748

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, **Stephen Halford and Kelsey W. Halford, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Correa Siemer and Christopher Phillip Siemer, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 267 fronts 119 feet on the Southwesterly side of Starlit Road and extends back 396.7 feet on the Southeasterly line and 386.9 feet on the Northwesterly line to a dead line measuring 119.4 feet thereon.

Being the same property conveyed to Karen Speyer, married, by Warranty Deed from C. Wes Burton Jr., married, of record in Instrument No. 20190304-0019174 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 4, 2019. (Value of consideration shown in aforementioned deed $397,500.00.)

Being the same property conveyed to Stephen Halford and Kelsey W. Halford, husband and wife, by Warranty Deed from Karen Speyer, married, of record in Instrument No. 20200312-0027672 Register's Office for Davidson County, Tennessee, dated March 11, 2020 and recorded on March 12, 2020. (Value of consideration shown in aforementioned deed $800,000.00.)

Being also known as 717 Starlit Road, Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 30th day of September, 2021.

(SEAL)
Stephen Halford

(SEAL)
Kelsey W. Halford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Halford and Kelsey W. Halford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH L. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 30th day of September, 2021.

Notary Public
My commission expires: 5-5-2025

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 $1,166,000.00, 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
30th day of September, 2021

Notary Public
My commission expires: 10/2/23

File No. ST-21-274

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY