Davidson County DEEDWARR
Recvd: 12/07/01 12:50 2pgs
Fees:13.00 Taxes:264.55

20011207-0135102

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE NOVEMBER 30, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/11/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri S. Demoss	Franklin American Mortgage Company	Map 150-2, Parcel 122
3153 Justin Towne Court	501 Corporate Center Drive, St. 400	2DX 03061
Antioch, Tennessee 37013	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHEN RAY SEAT AND WIFE, SUZANNE L. SEAT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRI S. DEMOSS, AN UNMARRIED PERSON** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 18-A of the Zone Lot Division of Lots 18 and 19, Justin Towne, Section Two, as of record in Plat Book 5200, Page 528 as amended in Plat Book 5200, Page 665, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Stephen Ray Seat and wife, Suzanne L. Seat by deed from Thomas B. Bodamer and wife, Kimberly H. Bodamer of record in Book 10703, Page 340 as re-recorded in Book 10797, Page 199, said Register's Office.
Stephen R. Seat executed this instrument on behalf of Suzanne L. Seat pursuant to a Power of Attorney of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.
Stephen Ray Seat and Stephen R. Seat is one and the same person.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictions in Book 6171, Page 413 and Restrictions and Notes of record in Plat Book 5200, Page 665, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 3153 Justin Towne Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs assigns forever; and we do covenant with 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 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 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/our hand(s) this November 30, 2001.

Stephen Ray Seat

Stephen Ray Seat

Suzanne Seat by Stephen R. Seat attorney in fact

Suzanne L. Seat By: Stephen R. Seat, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office, this November 30, 2001

Commission expires: 4/1/2002

LOUISE N. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Louise N. Tyree

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen R. Seat as Attorney-in-Fact for Suzanne L. Seat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney -in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of November, 2001.

Louise N. Tyree

Notary Public

My Commission Expires: 4/1/2002

LOUISE N. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.