WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/02 12:47 2pgs
Fees:13.00 Taxes:2220.00

20020627-0077616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Jeffrey C. Seifert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~April 18, 2006~~ 4-18-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Seifert and wife, Pamela A. Seifert		Map 26
(NAME)	(NAME)	
974 Emilee Point	NEW OWNER	Parcel 65
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **LINEBERRY PROPERTIES, INC., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY C. SEIFERT AND WIFE, PAMELA A. SEIFERT, TENANCY BY THE ENTIRITIES**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Beginning at the northeast corner of Lot No. 1 of the Subdivision of Bill Crook's Subdivision, of record in Plat Book 4715, Page 33, in the Register's Office for Davidson County, Tennessee, the same being a corner of the same property conveyed to McMahan Chevrolet Co. by deed from Corley, of record in Book 5206, Page 467, said Register's Office; thence with the north line of Bill Crook's Subdivision South 83 degrees 31' West 100 feet to the northwest corner of said subdivision; thence leaving said subdivision North 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence South 6 degrees 29' East 48 feet to the point of beginning, containing 4800 square feet more or less.

AND

TRACT II:
Land in the 10th Civil District of Davidson County, Tennessee, described according to two surveys made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, and September 7, 1962, as follows:

Beginning at a point in the northerly margin of Gallatin Road, being U.S. Highway 31-E, same being the southwesterly corner of the property conveyed to State-Wide Enterprises, Inc., by deed of record in Deed Book 4314, Page 399, Register's Office for Davidson County, Tennessee; thence with said margin South 83 degrees 31' West 100 feet to a point; thence leaving said margin North 6 degrees 39' West 252 feet to a point; thence North 83 degrees 31' East 100 feet to a point in the westerly line of the property conveyed to State-Wide Enterprises, Inc.; thence with said line, South 6 degrees 29' East 252 feet to the point of beginning. (Said property also being Lot No. 1 on the Plan of Bill Crook Subdivision, as of record in Book 4715, Page 33, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lineberry Properties, Inc., a Tennessee corporation by Warranty Deed filed of record in Book 8030, Page 895, as corrected by Deed of Correction in Book 8088, Page 550, in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 4715, Page 33, in the Register's Office of Davidson County, Tennessee.

Subject to easements as shown of record in Book 4101, Page 743, in the Register's Office of Davidson County, Tennessee.

Subject to a Deed of Trust executed by Lineberry Properties, Inc., a Tennessee corporation to Capital Bank & Trust Company, and filed of record in Book 9553, Page 978, in the Register's Office of the Davidson County, Tennessee, to secure a note in the amount of $185,000.00, payable as therein specified. Assignment of Leases and Rents filed of record in Book 9553, Page 985, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2416 North Gallatin Road, Madison, TN 37115
(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 and 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 our hands this 26th day of June, 2002.

Jeffrey C. Serfert

Pamela A. Serfert

Lineberry Properties, Inc.

By: _____

Dewey L. Lineberry, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Dewey Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Lineberry Properties, Inc. as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of June, 2002.

Commission expires: ~~April 18, 2006~~ March 23, 2003

Robin L. Milbourn

~~Delaina D. Davis~~ Notary Public

Robin L. Milbourn

