Davidson County DEEDWARR
Recvd: 03/18/03 11:03 2pgs
Fees:13.00 Taxes:780.70

20030318-0035680

PATSI B. SHEGOG NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2003.

Patsi B. Shegog
Notary Public

MY COMMISSION EXPIRES: 6-5-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206 file # 43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Russell Seay Jr.	Franklin American Mtg Co.	
(NAME) 2913 Nocturne Forest Drive	(NAME) Suite 400 501 Corporate Centre Drive	Map 070-03-0-A
(ADDRESS) Nashville, TN 37207	(ADDRESS) Franklin, TN 37067	Parcel 038.00 "CO"
(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,

CUMBERLAND BUILDERS, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE RUSSELL SEAY JR. AND WIFE, TARA SEAY ,

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 No. 38 on the Final Plat, Phase II, Nocturne Forest, of record as Instrument No. 200006020055004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Cumberland Builders, Inc. by instrument of record as Instrument No. 20020806-0094157, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all matters as shown on the plan of the Final Plat, Phase II, Nocturne Forest, of record as Instrument No. 200006020055004, Register's Office for Davidson County, Tennessee; and to restrictions, conditions, covenants, and/or by-laws of record against said property which are in said Register's Office; especially to restrictions of record as Instrument No. 20001115-0113379 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2913 Nocturne Forest Drive, Nashville, TN 37207
(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 our hands this 14th day of March, 2003

Cumberland Builders, Inc.
By: Cathy Hardaway, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cathy Hardaway,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Vice President** of **Cumberland Builders, Inc.,** the within-named bargainor, and corporation, and that she as such **Vice President** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Cathy Hardaway**, as such **Vice President.**

Witness my hand and official seal at Nashville , Tennessee this 14th day of March, 2003

Commission expires: 6-5-2006

Notary Public

PATSI B. GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON CO., TENNESSEE