Davidson County DEEDWARR
Recvd: 07/02/03 10:10 2pgs
Fees:13.00 Taxes:3052.50

20030702-0091316

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Sharon R. Riney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2003.

Daphne D. Barnes
Notary Public

MY COMMISSION EXPIRES: ~~May 27, 2007~~. 6/5/07

(AFFIX SEAL)

DAPHNE D. BARNES NOTARY PUBLIC WILLIAMSON CO. TENN. LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Seaton	Cornerstone Mortgage Company	117-13B-169.00CO
(NAME)	(NAME)	
811 Foster Hill	500 Grapevine Highway, Suite 335	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Hurst, TX 76054	
(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,

DEER CREEK CONSTRUCTION, INC.,

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

JAMES A. SEATON AND WIFE, LINDA S. SEATON,

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:

Residential building Sites identified as Lot No. 811, on the Plat of Abbottsford , Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Deer Creek Construction, Inc. by deed from Landstar Development, LLC, a Tennessee limited liability company of record in Instrument Number 20010619-0064891, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 811 Foster Hill, Nashville, TN 37215

(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, 2003.

Deer Creek Construction, Inc.

By: Joseph Melz, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph Melz with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **DEER CREEK CONSTRUCTION, INC.**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **DEER CREEK CONSTRUCTION, INC.** by him/herself as President.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of June, 2003.

Commission expires: May 27, 2007

Notary Public

