WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF MARCH, 2004. Notary Public MY COMMISSION EXPIRES: 04-10-05 (AFFIX SEAL)
BOX 10-A RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren M. Smith	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	129-15A-13
(NAME)	(NAME)	
21 Vaughns Gap Road	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irving, TX 75063	
(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, Sara Ford Seaman and husband, Jeff Seaman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lauren M. Smith, 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 Unit No. 13 of Belle Meade Highlands Condominium created Under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Plat Book 7091, Page 302, and Book 7091, Page 351 Register's Office for said Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description.

Being the same property conveyed to Sara Ford, unmarried, by Warranty Deed dated June 29, 2001, from Benita Doughty, unmarried, as of record in Instrument No. 20010711-0073772, Register's Office for Davidson County, Tennessee.

Sara Ford has since married and is now known as Sara Ford Seaman. Jeff Seaman joins in executing this deed to convey any interest he may have in said property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 21 Vaughns Gap Road Unit 13, Nashville, TN 37205

(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.

Davidson County DEEDWARR
Recvd: 03/30/04 14:25 2pgs
Fees:13.00 Taxes:351.13
20040330-0035646

Witness our hands this 26th day of March, 2004.

Sara Ford Seaman

Sara Ford Seaman

Jeff Seaman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara Ford Seaman and Jeff Seaman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

DEBORAH K. DEVINE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.