# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2004

Notary Public: Jamie Crutchfield

MY COMMISSION EXPIRES: 03/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Tim Seul | SunTrust Mortgage, Inc. | Map 176 |
| 1941 Treeview Dr. | 201 4th Avenue North, 7th Floor | Group 2 |
| Antioch, TN 37013 | Nashville, TN 37230-5110 | Parcel 67 |

FOR AND IN 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

**Charles G. Scott and wife, Maria M. Scott**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Tim Seul and wife, Phyllis Seul**, ~~Husband and Wife~~
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. 210 on the Plan of Peppertree Forest Subdivision, Section 19, of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles G. Scott and wife, Maria M. Scott by deed from Scott Butler and wife, Belinda Butler, of record in Book 9704, Page 143, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7982, Page 736; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; and Book 9664, Page 162, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 783, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1941 Treeview Dr., Antioch, TN 37013

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 15th day of June, 2004.

Charles G. Scott

Maria M. Scott

Davidson County DEEDWARR
Recvd: 06/21/04 12:16 2pgs
Fees:13.00 Taxes:555.00

20040621-0073112

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 Charles G. Scott and Maria M. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2004.

My Commission Expires: 01~~/27/07~~
3/31/07

Notary Public

