WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/04 08:27 2pgs
Fees:13.00 Taxes:471.75

20040928-0116406

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Todd Bue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2004.

Bridget A. Jackson
Notary Public

MY COMMISSION EXPIRES: My Commission Expires 09/22/2007 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
, 9005 Overlook Blvd., Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Wear	Jeffrey S. Wear	150-6/110
(NAME)	(NAME)	
3104 Towne Village Road	3104 Towne Village Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Vicki Lyn Seaborn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Wear, 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:

unimproved ☒

This is improved ☐ property, known as 3104 Towne Village Road, Antioch, TN 37013
(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 my hand this 10th day of September, 2004.

Vicki Lyn Seaborn

STATE OF Tennessee
COUNTY OF Davidson

Witness my hand and official seal at Brentwood, Tennessee this.

Commission expires:

My Commission Expires 09/22/2007

Bridget A. Jackson
Notary Public

BRIDGET A. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Order No: NA017975TA
Reference No: TN200424

Schedule C
Description

LAND in Davidson County, Tennessee, being Lot No. 32, on the Plan of Towne Village of the Country, Section 1, as shown on plat of record in Plat Book 5200, page 55 and 56, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Vicki Lyn Seaborn by Deed of record in Book 11049, Page 979, recorded 8/4/98, Register's Office for Davidson County, Tennessee.