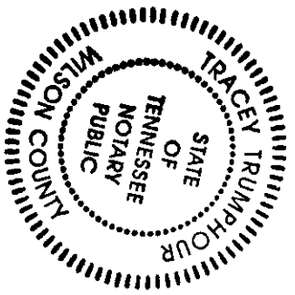
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/18/05 10:15 2 pgs
Fees:13.00 Taxes:99.90

20050218-0018465

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Root	Thomas Root	
(NAME)	(NAME)	
3420 San Marcos Dr.	SAME	107-09-0-A-014
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, Hubert J. Seals and Wife, Mary Seals, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Root, an unmarried man, 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. 1041, Building B in a Horizontal Property Regime, on the Plan of Castlewood Condominiums, as of record in Plat Book 4660, Page 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hubert J. Seals a single man from Angela Richie White now Gilliam and Husband, James E. Gilliam dated March 23, 1979 and recorded April 29, 1979 as of record in Deed Book 5412, Page 434. Register's Office for Davidson County, Tennessee.

Easement as shown of record in Deed Book 4749, Page 151, Register's Office for said County.

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

The said Hubert J. Seals is joined in this conveyance by his Wife, Mary Seals in order to convey any and all interest she may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1041 Harold Drive, Nashville, TN 37217
(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/our hand(s) this 11th day of February, 2005.

x Mary H. Seals
Mary Seals

Hubert J. Seals
Hubert J. Seals

TN DL 048938680

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hubert J. Seals 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 Mt. Juliet, Tennessee, this 11th day of February, 2005.

My Commission Expires: 1-23-06

Tracey Trumphour
Notary Public

WILSON COUNTY TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC

File Number: 250100076
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

State of Tennessee
County of DAVIDSON

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

Witness my hand and official seal at NASHVILLE, Tennessee, this the 14TH day of February, 2005.

My Commission Expires; 7/30/2005

Gregory J. Culin, Sr.
Notary Public

GREGORY J. CULIN, SR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005