WARRANTY DEED

CHRISTOPHER LEE CASEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$147,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, ~~2003~~ 2005

Christopher Lee Casey
Notary Public

MY COMMISSION EXPIRES: 11-1-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn W. McNeal	Shawn W. McNeal	65-13
(NAME) 4864 Shshone Dr.	(NAME) 4864 Shshone Dr.	
(ADDRESS) Old Hickory, TN 37183	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE,

Alvin Hardeman Seaborn, Jr. and wife Deborah Sue Seaborn

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn W. McNeal and wife, Jennifer G. McNeal,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2005 County taxes and all subsequent years are a lien, but not yet due and payable.

2004 County taxes have been paid in the amount of $1011.84

Any and all matters as shown of record on the plan of record in Plat Book 4660, page 190, Register's Office for Davidson County, Tennessee.

Restrictions as of record in Book 4990, page 72, said Register's Office.

All easements, restrictions, and all other matters of record are in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4864 Shshone Dr., Old Hickory, TN 37138

(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: 05/13/05 12:48 3 pgs
Fees:18.00 Taxes:545.75

20050513-0054317

Witness our hands this 16th day of March, 2005.

Alvin Hardeman Seaborn J.r.

Deborah Sue Seaborn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alvin Hardeman Seaborn J.r., , and wife Deborah Sue Seaborn with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 16th day of March, 2005.

Commission expires:

Christopher Lee Casey

Notary Public

CHRISTOPHER LEE CASEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 499, on the Plan of Sherwood Forest, Section 5, as shown on the plat of record in Plat Book 4660, page 190 as corrected in Book 5670, page 535, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed from David E. Huffman, and wife, Sheryl L. Huffman to Alvin Hardeman Seaborn, Jr. and wife Deborah Sue Seaborn by Deed dated 9/13/03 and filed for recording in Instrument # 20030917-0137592, Register's Office for Davidson County, Tennessee

Being the same property conveyed from David E. Huffman, and wife, Sheryl L. Huffman to Alvin Hardeman Seaborn, Jr. and wife Deborah Sue Seaborn by Deed dated 9/13/03 and filed for recording in Instrument # 20030917-0137592, Register's Office for Davidson County, Tennessee.

This improved property is known as 4864 Shshone Drive, Old Hickory, TN. 37138