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|---|---|
| **This document prepared by (and after recording return to):** | |
| Firm/Company | Consumer Trust Title & Escrow, LLC |
| Address: | 219 Ward Circle |
| Address 2: | Suite 3 |
| City, State, Zip: | Brentwood, TN 37027 |
| Phone: | (615) 369-0039 |

Davidson County DEEDWARR
Recvd: 07/14/05 12:48 3 pg
Fees:18.00 Taxes:547.60

20050714-0081809

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MARKKU SEPPANEN AND WIFE, WILSONIA SEPPANEN** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **SHOMARI MASON, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF CASTLEGATE, SECTION 1, AS OF RECORD IN BOOK 4460, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO MARKKU SEPPANEN AN UNMARRIED MAN BY WARRANTY DEED OF JAMES L. POTTS, UNMARRIED AND KATHLEEN K. POTTS, UNMARRIED DATED MAY 9, 2002 AND RECORDED MAY 13, 2002 IN INST. NO. 20020513-0058486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO MARKKU SEPPANEN AND WIFE, WILSONIA SEPPANEN BY QUITCLAIM DEED OF MARKKU SEPPANEN DATED MAY 12, 2003 AND RECORDED MAY 23, 2003 IN INST. NO. 20030523-0070970, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Map Parcel Number: **136-14-0-55 This property is known as: 124 LAKE TERRACE CIRCLE, NASHVILLE, TN 37217**

SUBJECT to restrictions of record in Book 4649, Page 295, all matters on the Plan of record in Book 4460, Page 115, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$148,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8 day of July, 2005

Affiant

Shomari J. Mason
Type or Print Name

Notary Public

(Seal)

My commission expires: 6

Type or Print Name

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 8 day of July, 2005.

Grantor
Markku Seppanen

Grantor
Wilsonia Seppanen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8 day of July, 2005, before me personally appeared Markku Seppanen and Wilsonia Seppanen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires: _____

My Commission Expires JUNE 8, 2008

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**Grantor(s) Name, Address, phone:**
Markku Seppanen
Wilsonia Seppanen

**Grantee(s) Name, Address, phone:**
Shomari Mason
124 Lake Terrace Circle
NASHVILLE, TN 37217

**SEND TAX STATEMENTS TO GRANTEE**