WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$460,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENT A. SCHWAB	SAME	**83-9-147**
(NAME) **1205 WOODLAND STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(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, **DANIEL B. SEELEY AND WIFE, JUDY L. SEELEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENT A. SCHWAB and LINDA E. SCHWAB, 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 LOTS NOS. 3 AND 4 OF BLOCK NO. 1 ON THE PLAN OF ANDREW ALLISION ADDITION, AS OF RECORD IN BOOK 161, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 3 AND 4 FRONT TOGETHER 100.6 FEET ON THE NORTHERLY SIDE OF WOODLAND STREET AND RUNS BACK 192 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 188 FEET, MORE OR LESS, ON THE EASTERLY LINE TO AN ALLEY, MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DANIEL B. SEELEY AND WIFE, JUDY L. SEELEY BY DEED FROM JANET L. RYAN, A SINGLE PERSON OF RECORD IN INSTRUMENT NO. 20020823-0101919 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1205 WOODLAND STREET, NASHVILLE, TN 37206**
(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 **our hands** this **12th day of October, 2005.**

DANIEL B. SEELEY

JUDY L. SEELEY

Davidson County DEEDWARR
Recvd: 10/14/05 10:12 2 pgs
Fees:13.00 Taxes:1702.00

20051014-0123919

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **DANIEL B. SEELEY AND WIFE, JUDY L. SEELEY** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **12th day of October, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

