File #2007010

Davidson County DEEDWARR
Recvd: 01/30/07 13:39 2 pgs
Fees:13.00 Taxes:472.49
20070130-0012398

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,700.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26**th day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009
(AFFIX SEAL)

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wayne Cahill II	ABN AMRO Mortgage Group, Inc.	Map 148-15
(NAME) 521 Danley Court	(NAME) P.O. Box 57068	Parcel 80
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irvine, CA 92819-7068	
(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, **Jason A.Sealey and wife, Chelsea E. Sealey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Wayne Cahill II, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Haywood Hills, Section 1, of record in Plat Book 4460, page 156, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason A. Sealey and wife Chelsea E. Sealey by deed dated January 12, 2006 from Thu Phuong Thi Luu and wife Phong Thanh Le of record in Instrument 200601170005956, said Register's Office, dated January 12, 2006.

This conveyance is subject to all easement, restrictive covenants, conditions and any other matters of record , including all items set out on any applicable plat of record., Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **521 Danley Court, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 26th day of January, 2007.

Jason A.Sealey

Chelsea E. Sealey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Jason A.Sealey and Chelsea E. Sealey, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 26th day of January, 2007.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

KEITH H. SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027