Davidson County DEEDWARR
Recvd: 08/23/07 15:45 2 pgs
Fees:13.00 Taxes:599.40

20070823-0101148

Prepared by: & return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2007.

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My commission expires: 11-22-2010

02-0707-45628

Address of New Owner:
Jeanette Goggins
808 Colo Place
Antioch TN 37013

Send Tax Bills to:
New Owner

Tax Information
183-05-0-A-079

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen Seidel, III and wife Amanda Seidel, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeanette Goggins, unmarried, hereinafter called the Grantees, their successors 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. 405, on the Plan of Phase One, Section Three, October Woods, a Planned Unit Development, of record in Book 7900, Page 909 (Boundary), as amended in Book 9700, Pages 229-230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen Seidel III and Amanda Peek by deed from Kenneth K. Campbell, II, unmarried, dated August 19, 2005, recorded August 30, 2005, of record in Instrument No. 20050830-0103548, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Allen Seidel, III and Amanda Seidel by Quitclaim Deed from Allen Seidel, III and Amanda Seidel, dated December 29, 2005, recorded February 8, 2006, of record in Instrument No. 20060208-0015601, Register's Office for Davidson County, Tennessee.

This property is improved property known as 808 Colo Place, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of August, 2007.

Allen Seidel, III

Amanda Seidel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allen Seidel, III and Amanda Seidel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of August, 2007.

State of Tennessee at Large

AMANDA VAUGHN
Seal of Tennessee Notary Public
DAVIDSON COUNTY

My Commission expires 1/24/09