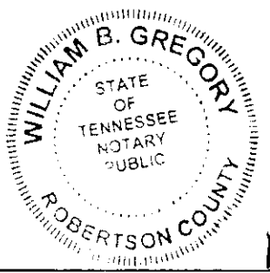
File No. 280300965

WARRANTY DEED



File 43

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-30-2010

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/08/08 09:43 2 pgs
Fees:13.00 Taxes:612.35

20080408-0035360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly J. Deal	Holly J. Deal	
(NAME) 5923 Colchester Drive	(NAME)	MAP/PARCEL 087-05-0A-024.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Charles H. Seay Jr. and wife, Jennifer H. Seay, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Holly J. Deal and Rahsaan Jelani Barber, as joint tenants with right of survivorship**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of Final Plat Farmingham Woods, Phase I, as of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles H. Seay Jr. and wife, Jennifer H. Seay, husband and wife by Deed dated August 31, 2000 from Christopher T. Palmer and Yukiko Katsuda, Both single persons, as joint tenants with rights of survivorship of record in Instrument number 20000905-0087211, Register's Office for said County.

Stormwater Easement as shown of record in Instrument number 20020603-0066713, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8238, Page 176; Book 8351, page 533; Book 8447, page 635, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8245, Page 768, Register's Office for said County.

Quitclaim deed to HOA for open space as shown of record in Deed Book 8245, Page 772 and re-recorded in Book 3810, Page 341, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5923 Colchester Drive, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 4th day of April, 2008.

Charles H. Seay Jr. by Sharon Follis Atty in Fact
Charles H. Seay Jr. by Sharon Follis atty in fact

Jennifer H. Seay by Sharon Follis Atty in Fact
Jennifer H. Seay by Sharon Follis atty in fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sharon Follis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book *____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Charles H. Seay Jr. and wife, Jennifer H. Seay, husband and wife (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 4/4/2008.

My Commission Expires:. 12-30-08

Lissa Groom
, Notary Public.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*20080408-0033359

File Number: 280300965
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122