Davidson County DEEDWARR
Recvd: 07/25/08 10:54 3 pgs
Fees:18.00 Taxes:555.00
20080725-0076305

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is $150,000.00

Affiant

Sworn to and subscribed before me this 30 day of June, 2008.

Notary Public
My Commission Expires:
11/22/09

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This Instrument Prepared By:
Lawyers Title, LLC
104 N. Church St.
Murfreesboro, TN 37130

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Mr. Jonathan Brett Seymour 3217 Newington Cove Antioch, TN 37013	SAME	151010A13300CO

For good and valuable consideration, receipt of which is hereby acknowledged, Jeffrey L. Sanders, Jr. and wife, Alicia Faith Sanders ("Grantors") have this day bargained and sold, and by these presents do transfer and convey unto Jonathan Brett Seymour,
certain real estate located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 133, Chatham Pointe, of record in Plat Book 6900, Pages 444 through 447, being further described in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey L. Sanders, Jr., unmarried, of record in Instrument Number 20020726-0089801 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Property is subject to any and all easements, restrictions, associations, and items of record as may affect such property.

Alicia Faith Sanders joins herein to convey all of her interest both legal and equitable in said property which has resulted by virtue of her marriage to Jeffrey L. Sanders, Jr.

This is improved property known as 3217 Newington Cove, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantors further covenant and bind itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 30 day of June, 2008.

Jeffrey L. Sanders, Jr.

Alicia Faith Sanders

Alicia Faith Sanders

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey L. Sanders, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30 day of June 2008.

My Commission Expires: 11/22/09

NOTARY PUBLIC

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alicia Faith Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30 day of June, 2008.

My Commission Expires: 11/22/09

NOTARY PUBLIC

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

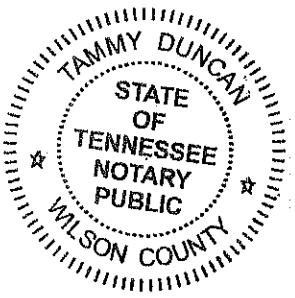
COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011



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