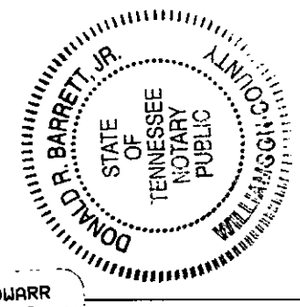
File No. 280701200

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/1/2009
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/03/08 10:38 2 pgs
Fees:13.00 Taxes:555.00
20080903-0090103

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily R. Seay	Emily R. Seay	173050A211.00CO
(NAME) 1760 Red Jacket Dr.	(NAME) 1760 Red Jacket Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, Ryan A. Seay and wife, Susan C. Seay, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Emily R. Seay, unmarried, hereinafter called the grantee(s), HER 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 all of Lot No. 211 (Two Hundred and Eleven) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and amended in Instrument No. 20051114-0136938 and 200712270147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ryan A. Seay, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20060726-0089923, Register's Office for Davidson County, Tennessee dated July 24, 2006.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Instrument No. 200501280010427, Register's Office of said County.

Easement to Metropolitan Government of Nashville of record in Instrument No. 200508110095171, said Register's Office.

Master Deed of record in Instrument Nos. 200507210084791, 200508050092480, 200511140136938, and 200712270147998, said Register's Office.

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 1760 Red Jacket Dr., 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 GRANTEE(S), HER 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), HER 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 2nd day of September, 2008.

Ryan A. Seay

Susan C. Seay

* Susan C. Seay, wife of Ryan A. Seay joins in this instrument to convey any and all interest she has in said property.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ryan A. Seay and Susan C. Seay, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/2/2008.

Witness my hand at office this 2nd day of September, 2008.

Commission expires: 10/10/09

Notary Public

DONALD B. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 280701200

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027