WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/10 13:59 2 pgs
Fees:13.00 Taxes:133.20
20100216-0011842

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$36,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of February, 2010.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tn Homebuyers, Inc.	SAME	133-02-0-113.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Robert Seat, II,** *unmarried hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tn Homebuyers, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 7 on the plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "1", page 442, Chancery Court at Nashville, being Lot No. 14 on the unrecorded map of A.C. Roth's Subdivision described according to a survey made by Z.J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 415 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue 159.4 feet; thence eastwardly 50 feet to a point in the northwest corner of Lot No. 13 on said unrecorded plan; thence southwardly with the line between Lots Nos. 13 and 14, 160.3 feet to the northerly margin of Antioch Pike, the southwest corner of Lot No. 13; thence with the northerly margin of said Pike, westwardly 50 feet to the point of beginning.

Being the same property conveyed to W.R. Seat and wife, Nina Thompson Seat, by deed from J.H. Maxwell and wife, Mary E. Maxwell and Robert Maxwell, on May 31, 1941, of record in Book 1191, page 135, Register's Office for Davidson County, Tennessee. The said W.R. Seat having died, leaving property to Nina Thompson Seat by right of survivorship. The said Nina Thompson Seat having died intestate, leaving as her sole heir at law, William Robert Seat, II. Affidavit of Heirship of record in Instrument Number 20091201-0109821, and re-recorded in Instrument Number 20100212-0011403, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1, page 442, Chancery Court of Davidson County, Tennessee.
- Easements of record in Book 4298, page 646; and Book 4348, page 150, Register's Office for Davidson County, Tennessee.

This is improved property known as: **302 Antioch Pike, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 16, 2010.

William Robert Seat II

William Robert Seat II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Robert Seat, II** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 16, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12