Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jace K. Seavers
1613 Long Avenue
Nashville, Tennessee 37206

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce St., Suite 6100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20100034234 DEEDWARR
Recvd: 06/07/10 08:56 3 pgs
Fees:18.00 Taxes:736.30
20100607-0043778

SEND TAX BILL TO:
Mortgagee

MAP **94-2-1**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian P. Bolger and wife, Barbara C. Bolger,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jace K. Seavers, married**, hereinafter called the GRANTEE, his 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 Lot No. 184 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Brian P. Bolger and wife, Barbara C. Bolger by deed dated from Samuel L. Wilkerson and wife, Waldean E. Wilkerson dated 06/15/2007 of record in Instrument no. 20070618-0072619, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1613 Long Avenue, Nashville, Tennessee 37206.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **1st** day of **June, 2010.**

Brian P Bolger by Barbara C Bolger as attorney-in-fact

Brian P. Bolger, by Barbara C. Bolger, as attorney-in-fact

Barbara C Bolger

Barbara C. Bolger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara C. Bolger**, the bargainor, 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 within Warranty Deed for the purposes therein contained and further acknowledges that she is the Attorney in Fact for her husband, Brian P. Bolger, and as Attorney in fact she executed the within Warranty Deed for the purpose therein contained by signing the name of Brian P. Bolger as his free act and deed..

WITNESS my hand and official seal this 1st day of June, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $199,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY