BILL GARRETT, Davidson County
Trans:T20100051416 DEEDWARR
Recvd: 08/18/10 14:43 3 pgs
Fees:17.00 Taxes:0.00
20100818-0065418

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Marlan F. Seward 2947 Windemere Circle Nashville, Tennessee 37214-1611	SAME	Map 084 08 0 Parcel 037.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Carolyn F. Seward, hereinafter called the Grantor, and the Grantor's spouse, Marlan F. Seward, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Marlan F. Seward, the Grantor, Carolyn F. Seward, has bargained and sold, and by these presents does transfer and convey unto Marlan F. Seward, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10 day of ~~April~~ Aug., 2010.

Carolyn F. Seward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn F. Seward, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 12th day of ~~April~~ August, 2010.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 223 on the plan of Lincoya Hills, Section Seven, of record in Plan Book 2331, page 119, Register's Office for said County.

SAID Lot No. 223 fronts 120 feet on the westerly margin of Windemere Circle and extends back 194.4 feet on the northerly line and 169.6 feet on the southerly line to a dead line in the rear, measuring 73.1 feet thereon.

BEING the same property conveyed to Marlan Fayne Seward and wife, Carolyn Fern Seward by Deed from William Edgar Young and wife, Mary Todd Young of record in Book 4972, page 438 Register's Office for Davidson County, Tennessee.

Marlan Fayne Seward and Marlan F. Seward are one and the same person.

Carolyn Fern Seward and Carolyn F. Seward are one and the same person.

This is improved property known as 2947 Windemere Circle, Nashville, Tennessee 37214-1611.