Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

39-B
File #11-1167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jon P. Seaborg and Cheryl A. Kennedy, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy L. Kendall and Jonathan H. Sheehan, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot no. 11 on the Plan of Revised Hanover Park of Sheffield, as of record in Plat Book 9700, Pages 154 and 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property as conveyed to Jon P. Seaborg and Cheryl A. Kennedy, husband and wife, by Warranty Deed dated August 8, 2005, recorded in Instrument No. 20050815-0096271, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7905 Haydenberry Court, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 2011.

Jon P. Seaborg

Cheryl A. Kennedy

BILL GARRETT, Davidson County
Trans:T20110039736 DEEDWARR
Recvd: 07/01/11 14:00 2 pgs
Fees:13.00 Taxes:1072.63
20110701-0050774

State of Tennessee)
County of Davidson)

On this 30th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jon P. Seaborg and Cheryl A. Kennedy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 289,900.00.

X Jon P. Seaborg
Affiant

Sworn and subscribed before me on this the 30th day of June, 2011.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jonathan H. Sheehan Peggy L. Kendall 7905 Haydenberry Court Nashville, TN 37221	SunTrust Mortgage, Inc. 401 Commerce St., Suite 6100 Nashville, TN 37129	141-14-A-11.00