WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/11 15:24 2 pgs
Fees:13.00 Taxes:444.00
20111031-0084639

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2011

Notary Public:

MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jann E. Seymour	Regions Bank dba Regions Mortgage	Parcel ID:
2908 Western Hills Drive	2050 Parkway Office Cir.	06211000500
Nashville, TN 37214	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nancy L. Sawyer, Trustee of the Ann Ladd 2008 Family Trust dated July 11, 2008

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jann E. Seymour and Daniel Seymour, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 174, on the Plan of Resubdivision of Lots 171 thru 176, Sutherland Heights, Section 5, of record in Plat Book 5800, Page 12, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy L. Sawyer, Trustee of the Ann Ladd 2008 Family Trust dated July 11, 2008 by Quitclaim Deed from Ann Adcock Ladd, Individually and as Trustee, of record in Instrument 20100121-0005443, dated January 12, 2010, Register's Office for said County. See also deeds of record in Instrument 20080827-0088036; Instrument 20080716-0072997; Book 5806, Page 598 and Book 4005, Page 43, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2907, Page 175, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 12, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2908 Western Hills Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand this 25th day of October, 2011.

The Ann Ladd 2008 Family Trust dated July 11, 2008

BY: Nancy L. Sawyer Trustee
Nancy L. Sawyer, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy L. Sawyer, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 25th day of October, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COU

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY