WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110070168 DEEDWARR
Recvd: 11/07/11 12:47 3 pgs
Fees:18.00 Taxes:875.05
20111107-0086893

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 236,500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 25th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: AUG 2 1 2012
(Affix Seal)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary P Seaberg and	US Bank	17-295.000
5877 Lickton Pike	1550 American Blvd, Ste 440	
Goodlettsville, TN 37072	Bloomington, MN 55425	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, *Hadley M Hurford and wife Peggy A Manno-Hurford*
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Mary P Seaberg,* married
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:

Land in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Lot No. 4 on the Plan of Overton Hills Subdivision of record in Plat Book 6900 at page 464, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hadley M. Hurford, Jr., and wife, Peggy A. Manno-Hurford by deed from Jack D. Ashworth and wife, Linda M. Ashworth, of record as Instrument Number 20031211-0177678, Register's Office for Davidson County, Tennessee.

This lot is conveyed subject to a 20-foot easement for ingress and egress as shown on the plan of Overton Hills subdivision of record in Plat Book 6900 at page 464, Register's Office for Davidson County, Tennessee. It is agreed by the Grantees herein, their successors, heirs and assigns, as evidenced by their signature hereinafter subscribed to the following terms and conditions:

1. It will be the responsibility of the owners of Lots 2, 3, 4, 5 and 6 as set out in said Plat to maintain and/or improve said ingress and egress easement based upon the will of a majority of the owners of the lots in said subdivision.

2. Each lot owner agrees to pay their pro-rata share for said maintenance or improvement based upon each owner having a one-fifth interest; therefore, responsible for one-fifth of the cost of the maintenance or improvement.

3. This agreement shall also extend to the maintenance of the three hundred fifteen (315) foot minimum sight clearance in either direction at the entrance of said ingress and egress unto Lickton Pike as set out in said recorded Plan.

4. This agreement shall be perpetual in nature and shall be binding upon the grantees, their successors heirs or assigns.

This lot is also subject to an Overflow Easement for Lot 3 as shown on the Plan of Overton Hills Subdivision of record in Plat Book 6900 at page 464, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as **5877 Lickton Pike, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 25th day of October, 2011.

Hadley M Hurford

Peggy A Manno-Hurford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hadley M Hurford and wife Peggy A Manno-Hurford** the bargainor(s) 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 this 25th day of ~~October~~, 2011.

Commission Expires: 4/23/2013

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

Debbie A Treadway
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public