WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120008812 DEEDWARR
Recvd: 02/06/12 10:46 2 pgs
Fees:13.00 Taxes:825.10
20120206-0010399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

P M McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason S. Seeman	**New Penn Financial, LLC**	
(NAME) **965 Graybar Lane**	(NAME) **805 Couth Church Street, Ste 15**	**MAP 118-13**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Murfreesboro, TN 37130**	**PARCEL 68.00**
(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, I, **LINDA ESTES, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON S. SEEMAN AND WIFE, MEGAN HOLT SEEMAN,** 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, Tennessee, being Lot No. 21 on the plan of Yearwood Subdivision, of record in Book 1424, page 48, Registers' office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linda Estes, a single person by Warranty Deed from Nancy L. Smith, a single person, dated May 26, 1994, recorded May 27, 1994 of record in Book 9358, page 907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 1424, page 48, said Register's Office.

This conveyance is made following the United States Bankruptcy Court for the Middle District of Tennessee Nashville Division Agreed Order Resolving Objection of JP Morgan Chase Bank NA to Debtor's Motion Sell Real Estate, filed for record in Instrument No. 20120206-0010398, Register's Office for Rutherford County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **965 Graybar Lane, Nashville, TN 37204**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of February, 2012.

Linda Estes

Linda Estes

ACKNOWLEDGMENT

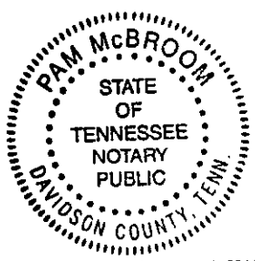
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Linda Estes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2012.

Commission expires:



My Commission Expires MAY 20, 2014

Pam McBroom

Notary Public