

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $173,285.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 17TH DAY OF FEBRUARY, 2012.

Notary Public
My Commission Expires: 9-9-14

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Johnette Padgett 5645 Chestnutwood Trail Hermitage, TN 37076	NEW OWNER	#098050A09700

BILL GARRETT, Davidson County
Trans:T20120012371 DEEDWARR
Recvd: 02/21/12 09:46 2 pgs
Fees:13.00 Taxes:641.15
20120221-0014567

WARRANTY DEED

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 Scott C. Seaman and wife, Ashley Seaman hereinafter referred to as GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Johnette Padgett, married, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 80, on the Plan of Section Four, Hampton Hall, of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott C. Seaman and wife, Ashley Seaman by deed from Gabriel M. Mauldin and wife, Autumn G. Mauldin, of record in Instrument 20070702-0078387, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 974; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 2, said Register's Office; (3) Storm Water Detention Agreement of record in Book 10584, Page 114, said Register's Office; (4) PUD Boundary of record in Plat Book 9700, Page 216, said Register's Office.

The street address of the Real Property is: 5645 Chestnutwood Trail – Hermitage, TN 37076, ___ Unimproved/ X Improved real property.

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 and 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 17th day of February, 2012.

GRANTORS

Scott C. Seaman

Ashley Seaman

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 Scott C. Seaman and wife, Ashley Seaman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2012.

My Commission Expires: 2-4-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ZANA C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.