Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Rebecca Conner
Affiant

Subscribed and sworn to before me, this 16 day of March, 2012.

Notary Public
My commission expires:

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 4-1-2013
KNOX COUNTY

02-1202-47737

Address of New Owner:	Send Tax Bills to:	Tax Information
Manley Seale 1124 Granada Avenue Nashville TN 37206	Same As Owner	083-01-0 404.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clara Jacqueline Peters, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Manley Seale, hereinafter called the Grantees, their successors 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. 49, on the Plan of Map of J.B. Hancock's East Addition, of record in Plat Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clara Jacqueline Peters by deed from William Arthur Shelton, Lora Charlene Shelton, and Anna Maria Shelton Baker, dated May 14, 2010 recorded May 17, 2010 of record in Instrument No. 20100517-0037855, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1124 Granada Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120022768 DEEDWARR
Recvd: 03/29/12 10:02 2 pgs
Fees:13.00 Taxes:684.50
20120329-0026657

WITNESS my hand this 16th day of March, 2012.

Clara Jacqueline Peters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clara Jacqueline Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of March, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

1/9/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON