WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$169,900.00.

Affiant

Subscribed and sworn to before me this 17th day of May, 2012

Notary Public
My Commission expires: 1-10-14
(Affix Seal)

Davidson County DEEDWARR
Recvd: 05/18/12 13:47 2 pgs
Fees:13.00 Taxes:628.63
20120518-0043312

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ruby Jean Seals Jimmy Eugene Seals	New Owner	082080A01200CO
129 Mallard Drive		
Hendersonville, TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ann E. Inman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto Ruby Jean Seals and husband, Jimmy Eugene Seals their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 12, THE WEST EASTLAND TOWNHOMES, as established under Master Deed of record in Instrument Number 20060718-0086336 amended at Instrument Number 20061026-0132919 and Instrument Number 20070718-0085401, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ann E. Inman, unmarried by Warranty Deed from Urban Blueprint, LLC dated 2/28/07 of record in Instrument Number 20070305-0026520, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082080A01200CO, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Numbers 20060718-0086336; 20061026-0132919; and 20070718-0085401, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070718-0085401; Book 332, page 63; Book 7444, page 494; Instrument Numbers 20060718-0086336; 20061026-0132919; and 20070305-0026520, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20060811-0098974 and 20060811-0059008, Register's Office for Davidson County, Tennessee.

This is improved property known as: **719B McFerrin Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 17, 2012.

Ann E. Inman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ann E. Inman, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 17, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 tendered 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.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY