BILL GARRETT, Davidson County
Trans:T20120043022 DEEDWARR
Recvd: 06/11/12 14:54 2 pgs
Fees:13.00 Taxes:438.45
20120611-0051002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 118,500.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2012.

Notary Public

My commission expires: 11/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MILLICENT A BOEN	**PRIMELENDING, A PLAINS**	**12100013800**
1764 REYNOLDS ROAD	**18111 PRESTON ROAD, SUITE 900**	
NASHVILLE, TN 37217	**DALLAS, TX 75151**	
		FILE: ST2012-0687

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 ACKNOWLEDGE, WE,

THE SEAMAN FAMILY TRUST, DATED MARCH 17, 2003, ALLEN E SEAMAN AND BETTY JEAN SEAMAN, TRUSTORS AND/OR TRUSTEES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MILLICENT A. BOEN AND J. RANDALL BOEN, WIFE AND HUSBAND

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. 1 on the plan of W. T. Kelley Subdivision as of record in Plan Book 5200, Page 354, 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 THE SEAMAN FAMILY TRUST, DATED MARCH 17, 2003, ALLEN E SEAMAN AND BETTY JEAN SEAMAN, TRUSTORS AND/OR TRUSTEES BY QUITCLAIM DEED FROM ALLEN E SEAMAN AND BETTY JEAN SEAMAN DATED 07/30/05 AND RECORDED ON 08/02/05 IN INSTRUMENT NO. 20050802-0090084, SAID REGISTER'S OFFICE FOR SAID COUNTY.ALLEN EUGEN SEAMAN HAVING SINCE DIED ON FEBRUARY 12, 2012,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 5200, Page 354, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1764 REYNOLDS ROAD, NASHVILLE, TN 37217.

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 in 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/our hand(s) this 1st day of June, 2012.

Betty Jean Seaman, Trustee

BETTY JEAN SEAMAN, TRUSTEE
THE SEAMAN FAMILY TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BETTY JEAN SEAMAN, TRUSTEE OF THE SEAMAN FAMILY TRUST, the within named Grantors, 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, at office, this 1st day of June, 2012.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY