THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Affiant
BILL GARRETT, Davidson County Trans:T20120052163 DEEDWARR Recvd: 07/16/12 11:19 2 pgs Fees:13.00 Taxes:555.00 20120716-0062294	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY July 2012 Notary Public MY COMMISSION EXPIRES: March 8, 2014 (AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loreley Mack Seay	Avenue Bank	MAP 161-06-0
679 Tobylynn Drive	111 10th Avenue S.	PARCEL 204.00
Nashville, TN 37211	Nashville, TN 37203	
(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, WE, **Ray Duckworth and Jon Duckworth**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loreley Mack Seay and Jason A. Seay**

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 . 176 on the Plan of Section Two Huntington Park of record in Plat Book 4175, page 108, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot NO. 176 fronts 80.00 feet on the Southwesterly margin of Tobylynn Drive and extends back 150.00 feet on the Northwesterly line and 178.68 feet on the Southeasterly line to a dead line in the rear measuring 84.92 feet thereon.

Being the same property conveyed to Ray Duckworth and Jon Duckworth by Warranty Deed from Ann Callis, unmarried, of record in Instrument No.. 20030129-0012410, Registers office for Davidson County, Tennessee, dated January 24, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **679 Tobylynn Drive, Nashville, TN 37211.**

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 our hand(s) this the 13th day of July, 2012.

Ray Duckworth

Jon Duckworth

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray Duckworth** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of July, 2012.

My Commission expires: September 30, 2015

Kyle W. Wall
Notary Public
Johnston Co.
North Carolina

Notary Public

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon Duckworth** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of July, 2012.

My Commission expires: September 30, 2015

Kyle W. Wall
Notary Public
Johnston Co.
North Carolina

Notary Public