BILL GARRETT, Davidson County
Trans:T20120058575 DEEDWARR
Recvd: 08/07/12 15:34 2 pgs
Fees:13.00 Taxes:580.90
20120807-0070447

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory J. Cooper, an unmarried man	Peoples Home Equity, Inc. (NAME)	13500035600
1772 Reynolds Road (ADDRESS)	215 Ward Circle, Ste. 101 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, 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 Cory J. Cooper, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 2 ON THE PLAN OF W.T. KELLEY SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BETTY J. SEAMAN AND ALLEN E. SEAMAN BY DEED FROM FRANCES KELLEY LOBEAN AND HUSBAND, LESTER LOBEAN, OF RECORD IN BOOK 9186, PAGE 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO BETTY J. SEAMAN BY QUITCLAIM DEED FROM ALLEN E. SEAMAN OF RECORD IN BOOK 10064, PAGE 503. ALSO BEING THE SAME PROPERTY CONVEYED TO BETTY J. SEAMAN AND ALLEN E. SEAMAN, WIFE AND HUSBAND BY DEED FROM BETTY J. SEAMAN, A MARRIED WOMAN OF RECORD BY INSTRUMENT NO. 20050330-0034611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER 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, OF RECORD BY INSTRUMENT NO. 20051201-0144187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ALLEN E. SEAMAN HAVING SINCE DIED. BETTY J. SEAMAN AND BETTY JEAN SEAMAN BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1772 Reynolds Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 6th day of August, 2012.

WARRANTY DEED
(Continued)

The Seaman Family Trust, dated March 17, 2003,
Allen E. Seaman and Betty Jean Seaman, Trustors
and/or Trustees

BY: Betty Jean Seaman, Trustee 8/6/2012
Betty Jean Seaman, Trustee

Betty Jean Seaman 8/6/2012
Betty Jean Seaman, Individually

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Jean Seaman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2012.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Betty Jean Seaman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of The Seaman Family Trust, dated March 17, 2003, Allen E. Seaman and Betty Jean Seaman, Trustors and/or Trustees, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2012.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072