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Prepared by:
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BILL GARRETT, Davidson County
Trans:T20120084982 DEEDWARR
Recvd: 11/06/12 15:27 2 pgs
Fees:13.00 Taxes:536.50
20121106-0102579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 26th day of October 2012.

Notary Public
My commission expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Mallory Morgan 1612 Porter Ave Nashville TN 37206	F & M Bank 10 Cadillac Dr. Ste. 100 Brentwood, TN 37027	07215018100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Courtney Watson Seiter , married hereinafter referred to as Grantor(s), has bargained and sold, and doeshereby transfer and convey to Mallory Morgan a single woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20 on the Plan of Porter Road Subdivision of the Shinkle Property, of record in Book 843, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description.

Being the same property conveyed to Courtney Watson now known as Courtney Watson Seiter by deed from Deutsche Bank National Trust Company of record in Instrument No. 20060719-0087174, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Porter Road Subdivision of the Shinkle Property, of record in Book 843 Page 38, Register's Office for Davidson County, Tennessee

This property is improved property known as 1612 Porter Ave, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 26th day of October, 2012.

Courtney Watson Seiter

Justin Seiter, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of October, 2012.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07334

Amy Cross Nance
State of Tennessee Notary Public
Williamson County