WARRANTY DEED

JAMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ET-12-2780

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Karen Seifert
Affiant

Subscribed and sworn to before me, this 6th DAY OF November, 2012.

Jamie Jo Gravitt
Notary Public

MY COMMISSION EXPIRES: 10/05/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Seifert	Karen Seifert	
310 Wilson Drive	(NAME) 310 Wilson Drive	96-12-25.00
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARLON V. PURYEAR AND RONALD K. PURYEAR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN SEIFERT, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

- BEING Lot No. 25 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for said county.

Said lot No. 25 fronts 75 feet on the South side of Cloverwood Drive, and extends back 137.46 feet on the west line and 174.04 feet on the east lines, to a dead line in the rear on which it 83.4 feet.

Being the same property conveyed to Claudia Puryear, Marlin V. Puryear and Ronald E. Puryear by Administratrix's Quitclaim Deed, dated December 23, 1999, of record in Instrument No. 199912280307270, Register's Office for Davidson County, Tennessee.

Previous Deed of record inadvertently mis-spelled names of grantor Marlon V. Puryear he is one and the same as Marlin V. Puryear, as to conveyance of said property.
Previous Deed of record inadvertently mis-spelled names of grantor Ronald E. Puryear he is one and the same as Ronald K. Puryear.

Being the same property conveyed to Marlon V. Puryear and Ronald K. Puryear by Quit Claim Deed dated November 2, 2012 from Claudia Puryear of record in Instrument No. 20121115-0105252 said Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3235 Cloverwood Dr., Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20120087223 DEEDWARR
Recvd: 11/15/12 10:08 2 pgs
Fees:13.00 Taxes:222.00
20121115-0105253

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

Marlon V. Puryear

Ronald K. Puryear

STATE OF Tennessee

COUNTY OF Wilson

On this the 6th day of November, 2012, before me personally appeared Marlon V. Puryear and Ronald K. Puryear to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: ~~10/05/16~~

(SEAL)

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520