BILL GARRETT, Davidson County
Trans:T20120090513 DEEDWARR
Recvd: 11/28/12 10:24 2 pgs
Fees:13.00 Taxes:814.00
20121128-0109121

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2012

Notary Public

My commission expires: 5/23/14

(Notary Stamp)

Rebecca A. Dalton
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Ste. 16
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Samuel L. Dalton	**Sumner Bank & Trust**	**180-04-0A-078.00CO**
2077 Sherbrooke Lane	**967 A Grassland Place**	
Nashville, TN 37211	**Gallatin, TN. 37066**	

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,

Lana Carmen Seivers, unmarried

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

Samuel L. Dalton, unmarried

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. 134 on the Plan of Highland Creek, Revision One, Section Three, of record as Instrument No. 200307160099524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lana Carmen Seivers, unmarried by deed from Harris Homes, LLC, a Delaware limited liability company of record in Instrument 200308080113685, Register's Office for Davidson County, Tennessee, dated August 6, 2003, and recorded August 8, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (____) unimproved (____) property known as 2077 Sherbrooke Lane, 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 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 hand this 21st day of November, 2012.

Lana Carmen Seivers By: Charlie Harrison, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public personally appeared Charlie Harrison, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for Lana Carmen Seivers, and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Record Book ✱, Page ____, in Register's Office for Davidson County, Tennessee.

✱ 20121128-0109120

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 21st day of November 2012.

Notary Public

My Commission Expires: 5/22/14

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

File #: **212060**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED