Record and return to:
Faith Title & Escrow, Inc.
2823 Hwy 31 W; Suite 450
White House, TN 37188

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Robertson JP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00.

Affiant

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2013.

Notary Public
MY COMMISSION EXPIRES: 10/21/15
File No. G13-6250D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David B. Conley, a single man (NAME)	New Owner (NAME)	25-25.01
427 Dry Creek Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130022045 DEEDWARR
Recvd: 03/18/13 15:26 2 pgs
Fees:13.00 Taxes:247.90
20130318-0026847

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 HEREBYACKNOWLEDGED, WE, **Florence Naomi Reding, a 2/3 interest, and Ernest Seaton, a 1/3 interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David B. Conley, a single man,** 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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by George W. Watkins, Surveyor, dated December 9, 1960, as follows:

Beginning at an iron pin in the easterly margin of Dry Creek Road, being the southwest corner of this tract and the northwest corner of the property conveyed to C.A. Seaton of record in Book 2444, page 307, Register's Office for Davidson County, Tennessee; thence, with said margin of said road North 24° West 100.00 feet to a point; thence, North 27°45' West 128.00 feet to a point; thence, North 3°20' East 10.6 feet to an iron pin; thence South 75°30' East 145.8 feet to an iron pin; thence, North 81°30' East 143.00 feet to an iron pin in a fence row; thence, with said fence row South 3°20' West 202.00 feet to an iron pin, a corner to C.A. Seaton; thence, with the line of C.A. Seaton, in a fence row, West 171.00 feet to the point of beginning and containing 1.02 acres, more or less.

Being the same property conveyed to Florence Naomi Reding, Clayton Seaton, Jr. and Ernest Edward Seaton, as tenants in common, each owning a one-third (1/3) undivided interest by The Last Will and Testament of Sadie Belle Seaton, of record in Will Book 134, page 124, in the Office of the Clerk of the Probate Court for Davidson County, Tennessee. Clayton Seaton, Jr. having since conveyed his one-third (1/3) interest to Florence Naomi Reding by Quit Claim Deed dated November 29, 1995, and as of record in Book 9882, page 651, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Driveway Easement as recorded in Book 9882, page 653, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Earnest Seaton is signed by his duly appointed Attorney-in-fact Earnest E. Seaton, Jr., pursuant to the Power of Attorney recorded in Instrument # 20130318-0026846 said Register's Office.

This is improved property, known as 427 Dry Creek Road, Goodlettsville, TN 37072.

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. Whenever 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 8th day of March, 2013.

Florence Naomi Reding — March 08, 2013
Florence Naomi Reding — Date

ERNEST SEATON

By: Ernest Seaton by Ernest E. Seaton Jr — March 08, 2013
Earnest E. Seaton, Jr., Attorney-in-Fact — Date

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 Florence Naomi Reding , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Earnest E. Seaton, Jr., Attorney-in-Fact for Ernest Seaton, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066