THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13020105** BILL GARRETT, Davidson County Trans:T20130033307 DEEDWARR Recvd: 04/23/13 14:39 2 pgs Fees:13.00 Taxes:2375.40 20130423-0040355	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $642,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015

WARRANTY DEED

Address New Owner: Jeff Frederick Seebach and Jennifer Hawkins Seebach 4103 Aberdeen Rd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-0 220.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack C. Sanford, a married man and Shelley T. Sanford, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeff Frederick Seebach and Jennifer Hawkins Seebach, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 71, RESUBDIVISION OF LOTS NO. 71 & 72 ON THE PLAN OF BLOCK "I", CHEROKEE PARK, THIRD SECTION, as shown on plat of record in Plat Book 8250, Page 480, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack C. Sanford, a married man, and Shelley T. Sanford, unmarried by Warranty Deed from Michelle M. Barnes, unmarried, recorded on the 10th day of June, 2008 in Instrument No. 20080610-0059683, in the Register's Office of Davidson County, Tennessee.

Property is not the primary marital residence of Jack C. Sanford.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS NO. 71 & 72 ON THE PLAN OF BLOCK "I", CHEROKEE PARK, THIRD SECTION, as recorded in Plat Book 8250, Page(s) 480.

Covenants, Conditions and Restrictions and Easements recorded in Book 819, Page 217 (expired).

Easement recorded in Book 9930, Page 502.

Easement Agreement recorded at Instrument Nos. 20010531-0056558 and 20010531-0056559.

This is improved property located at 4103 Aberdeen Rd Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2013.

Jack Sanford by Shelley Sanford attorney-in-fact — Shelley Sanford

Jack C. Sanford, by Shelley T. Sanford, as attorney-in-fact

Shelley T. Sanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelley T. Sanford,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Jack C. Sanford,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of April, 2013.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015