WARRANTY DEED

ET-13-2906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/05/14
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Fredrick L. Landry	Magna Bank	
8217 Stewarts Ferry Pike	(NAME) 206A Cool Springs Blvd Ste.107	096-12-0 025.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, Tn 37067	
(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 KAREN SEIFERT, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FREDRICK L. LANDRY AND WIFE, OLIVIA M. LANDRY, 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:

Land in Davidson County, Tennessee, being Lot 26, HICKORY BEND, SECTION 1, as shown on plat of record in Plat Book 3300, Page 38, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

See * Below

Being the same property conveyed to Frederick L. Landry and wife, Olivia M. Landry by deed of record by Instrument #_____, 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 Drive, 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.

Witness my/our hand(s) this 17th day of April, 2013.

Karen Seifert
Karen Seifert

BILL GARRETT, Davidson County
Trans:T20130048067 DEEDWARR
Recvd: 06/10/13 09:52 2 pgs
Fees:13.00 Taxes:434.75

20130610-0058505

* Being the same propertconveyed to KarenSeifertby Warranty Deed dated 11/15/12, of record in Instrument No. 20121115-0105253, Register's Office for Davidson County.

STATE OF Tennessee

COUNTY OF

On this the , before me personally appeared Karen Seifert 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 .

Notary Public



My Commission Expires: 10-05-15

(SEAL)

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