BILL GARRETT, Davidson County
Trans:T20130059143 DEEDWARR
Recvd: 07/11/13 13:22 2 pgs
Fees:13.00 Taxes:488.40
20130711-0071845

Warranty Deed

CASSIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
FAYETTE COUNTY
My Commission Expires 02-01-2014

STATE OF TENNESSEE
COUNTY OF Fayette

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2013.

Notary Public

My commission expires: 2-1-14

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Burkett Homes, Inc.	Burkett Homes, Inc. ~~New Owner~~	
P.O. Box 31614	PO Box 31614	083-02-0-112.00
Clarksville, TN 37040	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAYMOND K. SEIP AND PATRICIA A. SEIP, TRUSTEES OF THE SEIP LIVING TRUST DATED MAY 18, 2009**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BURKETT HOMES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly 6 feet of Lot No. 1 and the southerly 46 feet of Lot No. 2, Subdivision of Roberts Property of record in Plat Book 421, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 52 feet on the westerly margin of Chapel Avenue and extends back between parallel lines 150 feet to a dead line in the rear which measures 52 feet thereon.

Being the same property conveyed Raymond K. Seip and Patricia A. Seip, Trustees of the Seip Living Trust dated May 18, 2009 by Quitclaim Deed from Raymond K. Seip and Patricia A. Seip of record in Instrument Number 20120824-0076186, Register's Office for Davidson County, Tennessee, dated August 23, 2012, recorded August 24, 2012.

Being the same property conveyed Raymond K. Seip and wife, Patricia Z. Seip by Warranty Deed from Michael L. Grigsby and wife, Delores J. Grigsby of record in Book 10564, Page 10, Register's Office for Davidson County, Tennessee, dated August , 1997, recorded August 11, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 403 Chapel Ave., Nashville, TN 37206.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of July, 2013.

Raymond K. Seip and Patricia A. Seip, Trustees of the Seip Living Trust dated May 18, 2009

Raymond K. Seip, Trustee

Patricia A. Seip, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Raymond K. Seip and Patricia A. Seip, Trustees of the Seip Living Trust dated May 18, 2009, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she/they are the Trustee(s) of The Seip Living Trust dated May 18, 2009, and is authorized by the trust document to execute this instrument on its behalf.

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

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY