THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090129** BILL GARRETT, Davidson County Trans:T20130090942 DEEDWARR Recvd: 10/23/13 09:15 2 pgs Fees:13.00 Taxes:436.23 20131023-0110304	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,900.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2013. Notary Public My Commission Expires: 2-3-2015 NOTARY PUBLIC AT LARGE DAVIDSON CO TENNESSEE

WARRANTY DEED

Address New Owner: Neil Seifert Adrianna SeiFert 4037 Calumet Dr Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-14-A-14.00 CO

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, **Andre D. Howard** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adrianne C. Seifert and Neil J. Seifert, wife and husband**, ("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 14, CALUMET, PHASE ONE, as shown on plat of record in Plat Book 6900, Page 673, 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 Andre D. Howard, unmarried by Warranty Deed from John L. Harrington and wife, Vicki Harrington, recorded on the 24th day of June, 2004 in Instrument No. 20040624-0075170, in the Register's Office of Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALUMET, PHASE ONE, as recorded in Plat Book 6900, Page(s) 673 and PUD Boundary Plat recorded in Plat Book 6900, Page 649.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7566, Page 664 and Book 9751, Page 92.

This is improved property located at 4037 Calumet Dr Antioch TN 37013

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 18th day of October, 2013.

Andre D. Howard by Nina Lampley, Attorney-in-Fact

Andre D. Howard by Nina Lampley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Lampley, 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 Andre D. Howard, 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 18th day of October, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014