BILL GARRETT, Davidson County
Trans:T20130097042 DEEDWARR
Recvd: 11/14/13 11:08 2 pgs
Fees:13.00 Taxes:1376.40
20131114-0117666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 372,000.00

Affiant

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

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JASON R. SEAMAN	SLBC Mortgage Corporation	12905002100
6608 ROLLING FORK DR	9311 San Pedro Ave. #100	
NASHVILLE, TN 37205	San Antonio, TX 78216	

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 HEREBY ACKNOWLEDGE, WE,

ERICH E. ROUTON and wife, CYNTHIA A. ROUTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON R. SEAMAN, an unmarried 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:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 890, on the Map of West Meade Farms, Inc., Section XIV, as of record in Book 2331, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Lot No. 890 fronts 135.8 feet on the North side of Rolling Fork Drive, and runs back between lines, 422 feet on the west line and 470 feet on the east line, to a dead line in the rear, measuring 228.2 feet thereon.

BEING THE SAME PROEPRTY CONVEYED TO ERICH E. ROUTON AND WIFE, CYNTHIA A. ROUTON BY WARRANTY DEED FROM EDMUND P. ROUTON AND JAN S. ROUTON, HUSBAND AND WIFE, DATED 01/12/2012 AND RECORDED ON 01/24/2012 IN INSTRUMENT NUMBER 20120124-0006632 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO EDMUND P. ROUTON AND JAN S. ROUTON, HUSBAND AND WIFE, AND ERICH E. ROUTON, BY WARRANTY DEED FROM ALYS O. VENABLE DATED 12/08/2010 AND RECORDED ON 12/10/2010 IN INSTRUMENT NUMBER 20101210-0098520 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 6608 ROLLING FORK DR, NASHVILLE, TN 37205.

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 in 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. 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 8th day of November, 2013.

Erich E. Routon
ERICH E. ROUTON

Cynthia A. Routon
CYNTHIA A. ROUTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ERICH E. ROUTON and CYNTHIA A. ROUTON, the within named Grantors, 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, at office, this 8th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY