BILL GARRETT, Davidson County
Trans:T20130101489 DEEDWARR
Recvd: 12/03/13 14:16 2 pgs
Fees:13.00 Taxes:398.86

20131203-0123103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 107,800.00

Affiant

Subscribed and sworn to before me, this 25th day of November, 2013.

Notary Public

My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

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:
JENNIFER N SEAY	New Owner	07109001700
1600 HAYNES MEADE CIR		
NASHVILLE, TN 37207		

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,

AMERICAN CONSULTING CORPORATION, A TENNESSEE CORPORATION

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

(02) JENNIFER N SEAY , a single person

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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 17 on the Plan of Haynes Meade, Section III, of record in Book 2854, Page 136, Registers Office for said County, described as follows:

Beginning at a point in the Southwesterly margin of Haynes Meade Circle, the common corner of Lots Numbers 17 and 18; thence South-westerly with the line between said two lots, 122.1 feet to a point in the Northeasterly line of Haynes Meade, Section 1; thence with the Northeasterly line of the same South 52 degrees 25 minutes East 127.1 feet to a point in the Northwesterly margin of Seminary Street; thence. Northeasterly with the margin of the same 89.8 feet to the beginning of a curve; thence Northwesterly around said curve 39.27 feet to a point in the Southwesterly margin of said Haynes Meade Circle; thence Northwesterly with the margin of the same 80.44 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN CONSULTING CORPORATION BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, DATED 03/19/2013 AND RECORDED ON 03/27/2013 IN INSTRUMENT NUMBER 20130327-0029877, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO LESEAN CAMPBELL BY INSTALLMENT DEED FROM MELBA BERNADINE REID DATED 09/09/2002 AND RECORDED ON 10/23/2002 IN INSTRUMENT NUMBER 20021023-0129943, SAID REGISTER'S OFFICE FOR 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 1600 HAYNES MEADE CIR, NASHVILLE, TN 37207.

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 25th day of November, 2013.

DALE HIRE, SECRETARY
AMERICAN CONSULTING CORPORATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DALE HIRE** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is SECRETARY of AMERICAN CONSULTING CORPORATION and that he is authorized by AMERICAN CONSULTING CORPORATION to execute this instrument on its behalf by his/her/their self as such SECRETARY.

Witness my hand, at office, this 25th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

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

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122