BILL GARRETT, Davidson County
Trans:T20140009775 DEEDWARR
Recvd: 02/11/14 10:54 3 pgs
Fees:18.00 Taxes:510.60
20140211-0011968

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Timothy J. Seger Lisa K. Seger 1599 Springfield Hwy. Goodlettsville, TN 37072	New Owner	00700005300

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Heather Sloane Hunter, an unmarried woman (collectively, the "Grantor") has bargained and sold, and hereby transfer and convey, to Timothy J. Seger and Lisa K. Seger, husband and wife, their heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a concrete marker in Northwest edge of Highway 41 at the corner of Peay; thence with edge of Highway, S 48 deg. E 337 feet 6 inches to a point in the middle of a drain even with a culvert under the Highway, a concrete marker on the bank 5 feet from corner, the corner to Mayse; thence with Mayse up the drain next two calls as follows: N 63 deg. E. 22 feet, a concrete marker, 3 feet North of the corner; N 35 deg. E. 68 feet to a concrete marker at an Elm on the right side of the drain; thence with Mayse N. 77 deg. E. 105 feet to a concrete post, corner to Mayse and Peay; thence with Peay next three calls as follows; N 1 deg. E. 189 feet to a concrete marker; N 86 deg. W 368 feet to a concrete marker; N 31 deg. E 100 feet to the beginning, being in the 10th Civil District of said County.

Included in the above description, but expressly excluded from this conveyance is that portion of the following described property within the metes and bounds of the property described above having been conveyed to the State of Tennessee, by Consent Judgment and Final Decree of the Circuit Court for Davidson County, Tennessee, bearing Docket No. 83C-2358 and of record in Book 6624, Page 883, said Register's Office, more particularly described as follows:

Beginning at the point of intersection of the North boundary of the Benjamin Smith, et us, property and the East margin of S. R. 11 (U.S. 41); thence with the said East margin on a curve right 253 feet, more or less, to a point thence, Northeastwardly 15 feet, more or less; thence North Westwardly 84 feet, more or less, to a point; thence N 35 deg. 0 min. East 37 feet, more or less, to a point; thence with the proposed margin of proposed S. R. 11 (U.S. 41) on a 7,589.44 foot radius curve left 345 feet, more or less, to a point; thence S 45 deg. 14 min. 5 sec. W 44 feet, more or less, to the point of beginning.

Being the same property conveyed to Heather Sloane Hunter, an unmarried woman by Warranty Deed from Theresa K. Welch, an unmarried woman, recorded on the 21st day of September, 2005 in Instrument No. 20050921-0113486, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1599 Springfield Hwy, Goodlettsville, TN 37072.

Said property is conveyed subject to the following matters:

(1) Davidson County Taxes for the year 2014 and subsequent years, not yet due and payable.
(2) Cemetery Easement as shown of record in Book 4423, Page 5, said Register's Office.
(3) Drainage Easement as shown of record in Book 6624, Page 983, said Register's Office.
(4) An Ordinance Metropolitan County Council Bill No. 090-1369.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives [successors] to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 10th day of February, 2014.

Heather Sloane Hunter

Heather Sloane Hunter

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $138,000.00.

Affiant

Sworn to and subscribed before me this 10th day of February, 2014.

Notary Public

My Commission Expires:

6/23/14

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Heather Sloane Hunter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 10th day of February, 2014.

Notary Public

My Commission Expires: 03/01/2016

03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY