BILL GARRETT, Davidson County
Trans:T20140032254 DEEDWARR
Recvd: 05/09/14 10:42 2 pgs
Fees:13.00 Taxes:399.60
20140509-0039774

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William Scott Seagraves
2214 Smedley Lane
Antioch, TN 37013

SEND TAX BILL TO:
Bank of America, N.A.
4909 Savarese Circle
Tampa, FL 33634

MAP/PARCEL 163-16-0C-206.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Lynsey Riley n/k/a Lynsey Auman and husband, Josh Auman,** has this day bargained and sold, and does hereby transfer and convey unto **William Scott Seagraves, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Matlock, Phase 2-A, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lynsey Riley and Josh Auman, as joint tenants with right of survivorship by deed from J2K Builders, LLC of record in Instrument No. 20111121-0090896 Register's Office for Davidson County, Tennessee, dated November 15, 2011 and recorded on November 21, 2011. (Value of consideration shown in aforementioned deed $107,400.00.)

This is improved property known as: **2214 Smedley Lane, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20070430-0051281, and

restrictions in Instrument No. 20070502-0052533, amended inn Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20100503-0033517 and Instrument No. 20111228-0101458, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of April, 2014.

Lynsey Auman

Josh Auman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lynsey Auman and Josh Auman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of April, 2014.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 5/17/2014

DARLEY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

File No: 147115