BILL GARRETT, Davidson County
Trans: T20140043539 DEEDWARR
Recvd: 06/19/14 13:13 2 pgs
Fees: 13.00 Taxes: 514.30

20140619-0053656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **June, 2014**

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry G. Seay and Wanda R. Seay	Highlands Residential Mtg.	14704006100
(NAME)	(NAME)	
295 Wallace Road	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX, 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Lonnie H. Hopson and Linda G. Hopson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry G. Seay and Wanda R. Seay, husband and wife**, 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 in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 88 on the Plan of Beverly Heights Subdivision, Section II, as of record in Plat Book 2331, page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lonnie H. Hopson and wife, Linda G. Hopson by Warranty Deed from Lawson H. Hardwick, Jr. and wife, Montelle Carson Hardwick dated November 22, 1996, of record in Book 10290, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 295 Wallace Road, Nashville, TN 37211

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, has a good right to convey it and the same is 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 our hands this **13th** day of **June, 2014**

Lonnie Hopson
Lonnie Hopson

Linda Hopson
Linda Hopson

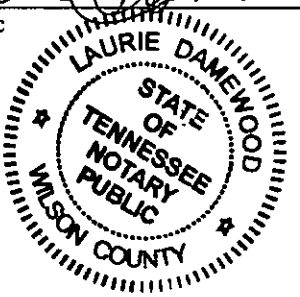
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Lonnie Hopson and Linda Hopson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **June, 2014**

Laurie Damewood
Notary Public

My commission expires: 3/26/17



Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122