(2)

WARRANTY DEED

File #14006



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Seaman	Franklin Synergy Bank	-172-02-0-066.00
(NAME)	(NAME)	
5921 Woodland Hills Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert E. Stone, Jr. and wife, Dee Ann Stone,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Seaman and Mary A. Seaman, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot No. 59 on the Plan of Section Three, Myrtlewood Estates of record in Plat Book 6250, Page 287, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert E. Stone, Jr. and wife, Dee Ann Stone by deed from Eugene Scales and wife, Alma Scales of record in Book 8771, page 714, Register's Office for Davidson County, Tennessee, dated October 29, 1992 and recorded on October 30, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐
This is improved ☒ property, known as 5921 Woodland Hills Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20140046913 DEEDWARR
Recvd: 07/01/14 14:26 2 pgs
Fees:13.00 Taxes:1253.01
20140701-0057824

Witness my hand this 30th day of June, 2014.

Robert E. Stone, Jr. by: ~~Daniel Heard~~, attorney-in-fact

Robert E. Stone, Jr.

By: Daniel Heard, his attorney in fact

Dee Ann Stone by: ~~Daniel Heard~~, attorney in fact

Dee Ann Stone

By: Daniel Heard, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2014, before me personally appeared Daniel Heard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert E. Stone, Jr. and Lee Ann Stone pursuant to a Specific Power of Attorney dated 6/18/2014 and filed of record in Book ★, page _____, in the Register's for ~~Williamson~~ ★★ County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Robert W. Stone, Jr. and Lee Ann Stone, as their attorney in fact.

Witness my hand and seal this 30th day of June, 2014

★★ 20140701-0057823
★★ DAVIDSON

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My commission expires 9/21/2015

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027