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

BILL GARRETT, Davidson County
Trans:T20140051288 DEEDWARR
Recvd: 07/17/14 09:49 2 pgs
Fees:13.00 Taxes:595.70
20140717-0063167

BOX #14
G#26232-2

ADDRESS NEW OWNER:
Rita Raymer
5041 English Village Drive
Nashville, TN 37211

SEND TAX BILL TO:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

MAP/PARCEL 161100A18400CO

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, **Cynthia L. Seifert f/k/a Cynthia L. Seeliger and husband, John Christopher Seifert,** has this day bargained and sold, and does hereby transfer and convey unto **Rita Raymer, single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, Page 169, and Surveyor's Certificate of Correction of record in Book 8484, Page, 140, 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 Cynthia L. Seeliger by deed from Tony W. Wood and wife, Terri A. Wood of record in Book 10857, page 961, Register's Office for Davidson County, Tennessee, dated March 27, 1998.

Cynthia L. Seeliger having since married John Christopher Seifert, and now known as Cynthia L. Seifert.

John Christopher Seifert, the spouse of Cynthia L. Seifert, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Cynthia L. Seifert.

This is improved property known as: **5041 English Village Drive, Nashville, Tennessee 37211.**

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 and subsequent years, not yet due and payable.

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 Book 6250, page 169, with Surveyors Certificate of Correction of record in book 8484, Page 140, and restrictions in Book 6143, page 11, as amended in Book 6398, Page 495 and Instrument No. 200006060-056066, 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 15th day of July, 2014.

Cynthia L. Seifert

Cynthia L. Seifert

John Christopher Seifert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cynthia L. Seifert and John Christopher Seifert,** 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 15th day of July, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: 12-05-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $161,000.00.

Kathy Goodson
AFFIANT

Subscribed and sworn to before me this the 15th day of July, 2014.

NOTARY PUBLIC

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

My Commission Expires: 5-8-18

File No: 147294