WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/14 13:42 2 pgs
Fees:13.00 Taxes:369.17
20140818-0074660

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $99,777.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeffrey C. Seifert	SAME	072-11-0-114.00
974 Emilee Point		
Gallatin, TN 37066		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 2418 Branch Street Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey C. Seifert and Pamela A. Seifert, as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the southerly 65 feet of Lots Nos. 156, 157 and 158 on the plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said part of Lots Nos. 156, 157 and 158 fronts 65 feet on the easterly side of Branch, formerly McKinney Avenue, and runs back 149.5 feet, more or less, on the northerly line and 153.5 feet on the southerly line, with the northerly margin of an alley, to the westerly line of Lot No. 159, measuring 65 feet thereon, including that portion of the vacated alley lying adjacent to the property described herein. Said alley was vacated by resolution of the Council of Metropolitan Government of Nashville and Davidson County by Resolution dated January 4, 1983.

Being the same property conveyed to Andy Maloney, as Trustee for The 2418 Branch Street Trust by deed from Tracy L. Moore and Lisa L. Moore, husband and wife,on August 6, 2014, of record in Instrument Number 20140807-0071207 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 136, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9402, page 695, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2418 Branch Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 6, 2014.

The 2418 Branch Street Trust

Trustee

By Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 6, 2014

My commission expires: 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE