BILL GARRETT, Davidson County
Trans:T20140065783 DEEDWARR
Recvd: 09/04/14 11:18 2 pgs
Fees:13.00 Taxes:906.50
20140904-0080911

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0779

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of August, 2014

Notary Public
Commission Expires: March 8, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carol Dawn Deaner 127 S. Graycroft Ave. Madison, TN 37115	~~New owner~~ Avenue Bank 3823 Cleghorn Avenue Nashville TN 37215	042-15-0-016.00

WARRANTY DEED

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,

Scott Seidl

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Dawn Deaner

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 the 11th Civil District of Davidson County, Tennessee, being part of an unrecorded tract shown on the Plan of Marthonna Subdivision, described as follows: Beginning on the easterly margin of Graycroft Road at the northwest corner of the property conveyed to Olga W. Davidson by deed from John A. Melford, Trustee, of record in Book 2453, Page 439, Register's Office for Davidson County, Tennessee; thence with Davidson's and Lawrence's northerly line, South 88 deg. 17' East 266.7 feet to the westerly line of Block "C" on the Map of Marthonna; thence with the westerly line of said Block, North 1 deg. 48' East 101.1 feet; thence North 88 deg. 17' West 268.4 feet to the easterly margin of Graycroft Road; thence with said Road, South 2 deg. 10' East 40.7 feet, continuing with said Road, South 2 deg. 42 West 60.5 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is property conveyed in Fee Simple by Final Order Third Circuit Court of Davidson County, Tennessee, Number 88C-3448 to Metropolitan Government of Nashville and Davidson County, from Keith Leonard and wife, Shirelle L. Leonard, of record in Book 8463, Page 429, Register's Office for Davidson County, Tennessee as follows:

Being a 5 foot wide strip of land lying adjacent to, parallel, and on the east side of the existing right-of-way line of South Graycroft Avenue for a distance of 101 feet and containing therein an area of 505 square feet, more or less.

BEING the same property conveyed to Scott Seidl, a single man, by Quitclaim Deed from Rebecca Shubart, a single woman, dated 1/18/12 and recorded 1/24/12 in Instrument No. 20120124-0006530; and being the same property previously conveyed to Scott Seidl, a single man and Rebecca Shubart, a single woman, as tenants in common with the right of survivorship, by Warranty Deed from Stephen Kerns, married, dated 11/30/07 and recorded 12/10/07 in Instrument No. 20071210-0142386, Register's Office for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 127 S. Graycroft Ave., Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of August, 2014.

Scott Seidl

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott Seidl** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 29th day of August, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

