THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20140068551 DEEDWARR
Recvd: 09/15/14 09:57 2 pgs
Fees:13.00 Taxes:499.50
20140915-0084109

STATE OF TENNESSEE
COUNTY OF ~~MAURY~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Robert N. Moore Jr.
Affiant

Subscribed and sworn to before me, this 12th **day of September, 2014.**

Cheryl M. Rodgers
Notary Public
My commission expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
OF RUTHERFORD

10-1408-102401

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert N. Moore, Jr. 1529 Hayden Drive Nashville TN 37206	CASH SALE-NEW OWNER 2406 Goose Creek Bypass Franklin, TN 37064	072-16-0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Robert Seaborn, Sr. and wife, Nina E. Seaborn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert N. Moore, Jr., a single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Property located in Davidson County, Tennessee and being Lot No. 19 on the Map of Porter Heights, Part Two, of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 70 feet on the East side of Hayden Drive and runs back between lines, 179.9 feet on the North line and 177.8 feet on the South line, to a dead line measuring 70.03 feet thereon.

This being the same property conveyed to Harley L. Seaborn and wife, Laura Ann Seaborn by Deed recorded October 8, 1956 at Book 2596, Page 507, of the Register's Office for Davidson County, Tennessee. The said Harley L. Seaborn and Laura Ann Seaborn both being deceased leaving John Robert Seaborn, Sr. as sole heir of the property evidenced by the Last Will and Testament of Laura Ann Seaborn recorded February 24, 1998 at Page 10806, Page 972, Register's Office for Davidson County, Tennessee.

Property being further conveyed to John Robert Seaborn, Sr. and wife, Nina E. Seaborn by Quitclaim Deed of John Robert Seaborn, Sr., a married man dated October 15, 1998 and recorded October 15, 1998 in Book 11157, Page 571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1529 Hayden Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11 day of September, 2014.

John Robert Seaborn, Sr.

Nina E. Seaborn

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Robert Seaborn, Sr. and Nina E. Seaborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 11th day of September, 2014.

Shannon C. Sylvester
Notary Public

My Commission expires : 06/24/18

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066