

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Deborah Seaton
Affiant

Subscribed and sworn to before me, this 19TH DAY OF SEPTEMBER, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Webb, a single woman	Same as new owner	096090B01400CO
3028 Whitland Crossing Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Deborah Seaton, unmarried and David Broome, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janice Webb, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3028, DONELSONS PLACE AS SHOWN ON DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070703-0079564, INSTRUMENT NO. 20070712-0083113, INSTRUMENT NO. 20070816-0098067, INSTRUMENT NO. 20101026-0085599, AND INSTRUMENT NO. 20101112-0091023, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH SEATON BY DEED FROM J2K BUILDERS, LLC, RECORDED 04/13/12 BY INSTRUMENT NO. 20120413-0031644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO DEBORAH SEATON AND HUSBAND, DAVID BROOME BY QUITCLAIM DEED OF RECORD BY INSTRUMENT NO. 20120724-0064826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ERRONEOUSLY STATED IN PREVIOUS QUITCLAIM DEED, DEBORAH SEATON AND DAVID BROOME BOTH BEING UNMARRIED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3028 Whitland Crossing Drive, Nashville, TN 37214
(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.

Witness my/our hand(s) this 19th day of September, 2014.

BILL GARRETT, Davidson County
Trans:T20140071081 DEEDWARR
Recvd: 09/23/14 10:37 2 pgs
Fees:13.00 Taxes:675.25
20140923-0087151

WARRANTY DEED
(Continued)

Deborah Seaton

Deborah Seaton

David Broome

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Seaton, unmarried and David Broome, unmarried the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of September, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072