WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071740 DEEDWARR
Recvd: 09/24/14 15:34 2 pgs
Fees:13.00 Taxes:2497.50
20140924-0088022

File No.: ALW-14-2416

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Land & Sea, LLC	NEW OWNER	026-00-0-065.00
(NAME)	(NAME)	
2410 Gallatin Pike North		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JEFFREY C. SEIFERT AND WIFE, PAMELA A. SEIFERT**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAND & SEA, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Parcel One:

Beginning at the Northeast corner of Lot No. 1 of the subdivision of Bill Crook's Subdivision, the same being a corner of the same property conveyed to McMahan Chevrolet Co. by deed from Corley, of record in Book 5206, Page 467, said Register's Office; thence with the North line of Bill Crook's Subdivision South 83 degrees 31' West 100 feet to the Northwest corner of said Subdivision, thence leaving said subdivision North 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence South 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to the point of beginning, containing 4800 square feet more or less.

Parcel Two:

Land in the 10th Civil District of Davidson County, Tennessee, described according to two surveys made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, and September 7, 1962, as follows:

Beginning at a point in the Northerly margin of Gallatin Road, being U.S. Highway 31-E, same being the Southwesterly corner of the property conveyed to State-Wide Enterprises, Inc., by deed of record in Deed Book 4314, Page 399, Register's Office for Davidson County, Tennessee; thence with said margin South 83 degrees 31' West 100 feet to a point; thence leaving said margin North 6 degrees 39' West 252 feet to a point; thence North 83 degrees 31' East 100 feet to a point in the Westerly line of the property conveyed to State-Wide Enterprises, Inc., thence with said line South 6 degrees, 29' East 252 feet to the point of beginning. (Said property also being lot No. 1 on the plan of Bill Crook Subdivision as of record in Book 4715, Page 33, said Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Jeffrey C. Seifert and wife, Pamela A. Seifert, tenancy by the entireties, by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, dated June 26,. 2002, recorded June 27, 2002 in Instrument Number 20020627-0077616, in the Register's Office for Davidson County, Tennessee. Subject property further being a portion of the property conveyed to Land & Sea, LLC by Quitclaim Deed from Jeffrey C. Seifert and Pamela A. Seifert, dated March 14, 2003, recorded March 17, 2003 in Instrument Number 20030317-0035375; all of the property conveyed to Jeffrey C. Seifert and wife, Pamela A. Seifert by Quitclaim Deed from Land & Sea, LLC, dated November 19, 2004, recorded December 21, 2004 in Instrument Number 20041221-0151557; to Jeffrey C. Seifert and Pamela A. Seifert, a Fifty percent (50%) undivided interest by Quitclaim Deeds from Jeffrey C. Seifert and wife, Pamela A. Seifert of record in Instrument Numbers 20081219-0121387 and 20090224-0015903, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2416 Gallatin Pike, Madison, TN 37115

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 24th day of September, 2014.

Jeffrey C. Seifert

Pamela A. Seifert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey C. Seifert and Pamela A. Seifert, the within named bargainor, 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 24th day of September, 2014.

Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016