Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 16th day of March, 2015.

Notary Public
My commission expires: 4/17/16

05-1501-66461

Address of New Owner:	Send Tax Bills to:	Tax Information
Vladan Seidl	CedarStone Bank	075-08-0-116.00
202 Montchanin Terrace	2900 Lebanon Road	
Old Hickory, TN 37138	Nashville, TN 37214	

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, David Andrew Beazley, individually and as Heir at Law of the Estate of Martha R. Philo, deceased and Samantha Marie Beazley Eli, individually and as Heir at Law of the Estate of Martha R. Philo, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vladan Seidl and Sheila Seidl, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 473, on the Plan of Section Eight, Tulip Grove, of record in Book 4660, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha R. Philo by deed from Steven P. Stayrook and wife, Cynthia J. Stayrook, dated March 7, 1997, recorded March 11, 1997, of record in Book 10375, Page 323, Register's Office for Davidson County, Tennessee. The said Martha R. Philo having since died October 26, 2014.

Martha R. Philo having since died on October 26th, 2014

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 659 Frankfort Drive, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans:T20150020476 DEEDWARR
Recvd: 03/20/15 10:48 2 pgs
Fees:13.00 Taxes:481.00
20150320-0024145

x DB

x SL

WITNESS my hand this 16th day of March, 2015.

David Andrew Beazley, individually and as Heir at Law of the Estate of Martha R. Philo

Samantha Marie Beazley Eli, individually and as Heir at Law of the Estate of Martha R. Philo

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Andrew Beazley and Samantha Eli, 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 Hendersonville, TN, this 16th day of March, 2015.

State of Tennessee at Large

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY