THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043702**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $362,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150036883 DEEDWARR
Recvd: 05/13/15 08:48 2 pgs
Fees:13.00 Taxes:1339.40
20150513-0043684

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Katherine A. Seymour 4202 NEBRASKA AVE Nashville TN 37209-4756	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10304019100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis Jeffers and Sara Jeffers, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Katherine A. Seymour, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being the West 50 feet of Lot No. 64 on the Map of West End Annex, of record in Book 332, Page 61, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Said part of Lot fronts 50 feet on the Northerly side of Nebraska Avenue, formerly Eighth Street, and runs back between parallel lines, 158.30 feet to an alley.

Being the same property conveyed to Travis Jeffers and Sara Jeffers, husband and wife by Warranty Deed from Cassandra Aitken, an unmarried individual, recorded on the 30th day of November, 2011 in Instrument No. 20111130-0093191, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the MAP OF WEST END ANNEX, as recorded in Plat Book 332, Page(s) 61.

This is improved property located at 4202 NEBRASKA AVE Nashville TN 37209-4756.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2015.

Travis Jeffers

Sara Jeffers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis Jeffers and Sara Jeffers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018