WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053098 DEEDWARR
Recvd: 07/01/15 13:16 2 pgs
Fees:13.00 Taxes:414.40
20150701-0063725

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vladan Seidl	Vladan Seidl	07508016300
(NAME)	(NAME)	
202 Montchanin Terrace	202 Montchanin Terrace	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **Mark E. Herron**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vladan Seidl**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 2nd Civil District of Davidson County, Tennessee, being Lot No. 527 on the Plan of Section Nine, Tulip Grove, as of record in Book 4675, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 527 fronts 90.0 feet on the southeasterly margin of Frankfort Drive and runs back 196.63 feet on the northeasterly line and 187.65 feet on the northwesterly line to a rear line on which it measures 90.30 feet.

Being the same property conveyed to Mark E. Herron by Deed from Aubrey H. Johnson, Jr., and wife, Thea Johnson, dated 09/15/1983 recorded 09/19/1983, of record in Book 6139, Page 545, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for 2015 and subsequent years, a lien not yet due and payable; (2) All matters shown on the plat of record in Plat Book 4675, Page 135; (3) Covenants, conditions, easements and restrictions of record in Book 4846, Page 924, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 676 Frankfort Drive, Hermitage, TN 37076
(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 29th day of June, 2015.

Mark E. Herron

State of Tennessee
County of Wilson

Personally appeared before me Mark E. Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2015.

Notary Public
My Commission Expires: 3-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122