WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Margaret G. Thomas	Peoples State Bank of Commerce	Parcel ID:
2947 Windemere Circle	PO Box 307	08408003700
Nashville, TN 37214	Nolensville, TN 37135	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marlan F. Seward and wife, Carolyn F. Seward

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Margaret G. Thomas and Roy T. Thomas, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 223, on the plan of Lincoya Hills, Section Seven, of record in Plan Book 2331, Page 119, Register's Office for said County.

SAID Lot No. 223 fronts 120 feet on the westerly margin of Windemere Circle and extends back 194.4 feet on the northerly line and 169.6 feet on the southerly line to a dead line in the rear, measuring 73.1 feet thereon.

Being the same property conveyed to Marlan F. Seward by Warranty Deed from Carolyn F. Seward, of record in Instrument 20100818-0065418, said Register's Office, dated August 10, 2010. See also deed of record in Book 4972, Page 438, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2540, Page 55, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 119, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2947 Windemere Circle, Nashville, TN 37214

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 our hands this 25th day of August, 2015.

Marlan F. Seward

Carolyn F. Seward

Davidson County DEEDWARR
Recvd: 08/26/15 09:58 3 pgs
Fees:18.00 Taxes:1039.70
20150826-0086269

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marlan F. Seward and wife, Carolyn F. Seward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2015.

My Commission Expires: 3/10/16

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

