Davidson County	DEEDWARR
Recvd: 10/01/15 16:13	2 pgs
Fees:13.00 Taxes:436.60	
20151001-0100163	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28 day of September, 2015, by and between Joshua Roussell, single, party of the first part, and Gracie M Seats, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 12 AS SHOWN ON THE MAP ENTITLED TAIGAN'S COURT, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 710, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Joshua Roussell by virtue of that certain Warranty Deed dated January 30, 2015, at Instrument No. 20150203-0010033 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 6900, Page 710 in the Register's Office of Davidson County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joshua Roussell

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joshua Roussell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of September, 2015.

Notary Public

My Commission Expires: 10/22/16

RAUL ALARCON
Notary Public - State of Florida
My Comm. Expires Oct 22, 2016
Commission # EE 845700

Property Owner & Address: Gracie M Seats
2733 Buena Vista Pike
Nashville, TN 37218

Tax Parcel No 07006006300

Property Address: 2733 Buena Vista Pike
Nashville, TN 37218

MAIL TAX
BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $118,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gracie M Seats
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2015.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sartin, 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 herewith 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sartin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY