Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107663 DEEDWARR
Recvd: 12/21/15 14:54 3 pgs
Fees:18.00 Taxes:244.20
20151221-0128174

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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:
Seal Point Properties, LLC	Seal Point Properties, LLC	Parcel ID:
205 31st Ave. N., Apt. 105	205 31st Ave. N., Apt. 105	08110006800
Nashville, TN 37203	Nashville, TN 37203	

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

Maxie Patton, unmarried and Jaron C. Jaggers, married

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

Seal Point Properties, LLC a Tennessee Limited Liability Company

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:

Described property located in Davidson County, Tennessee, described as follows:

Lot Number 17 on the Plan of Section One, Normal Heights, of record in Book 2331, Page 21, Register's Office for said County.

Said Lot Number 17 fronts 50.5 feet on the South side of Delk Avenue and runs back 162.5 feet on the west line of 164.2 feet on the east line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Maxie Patton and Jaron C. Jaggers by Special Warranty Deed from The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2002-2, of record in Instrument 20120504-0038517, dated April 25, 2012, Register's Office for said County. See also previous deed of record in Instrument 20111114-0088456, dated November 14, 2011, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2337, Page 497, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Page 21, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 2607 Delk Avenue, Nashville, TN 37208

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 16th day of December, 2015.

Maxie Patton

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 Maxie Patton, 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 16th day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness our hands this 16 day of December, 2015.

Jaron C. Jaggers

STATE OF KENTUCKY
COUNTY OF WARREN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaron C. Jaggers, 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 this 16 day of December, 2015.

My Commission Expires: 8/14/18

Notary Public ID#516120

