This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/28/15 09:59 2 pgs
Fees:13.00 Taxes:1091.50
20151228-0129669

ADDRESS NEW OWNER:
Abhinav C. Verada
223 Brushy Creek Lane
Nashville, TN 37211

SEND TAX BILL TO:
Same

MORTGAGEE:
Bank of America
26 Executive Park, Ste. 200
Irvine, CA 92614-4745

Map/Parcel
#161-13-B-223CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jack Seaman and Nancy Seaman, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Abhinav C. Varada, a single man,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 223 on the Plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument #20050204-0013611, as amended in Instrument #20050329-0034131, both of the Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack Seaman and Nancy Seaman, husband and wife, by warranty deed from Pulte Homes Tennessee, limited partnership, Nevada Limited Partnership, of record in Instrument #20051014-0123948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **223 Brushy Creek Lane, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **22nd** day of **December, 2015.**

Jack Seaman

Jack Seaman

Nancy Seaman

Nancy Seaman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jack Seaman and Nancy Seaman, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of December, 2015.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $295,000.00

AFFIANT

Subscribed and sworn to before me on this 22nd day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.