BILL GARRETT, Davidson County
Trans:T20160032806 DEEDWARR
Recvd: 04/21/16 11:09 2 pgs
Fees:13.00 Taxes:434.20
20160421-0038775

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17332

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED FIFTY AND 00/100 ($117,350.00) DOLLARS, cash in hand paid by SHIRLEY ANN ADCOCK PIPER, receipt of which is hereby acknowledged, I, JEFFREY S. SEEMAN (also known as JEFFREY SEEMAN), have bargained and sold, and by these presents do transfer and convey unto the said SHIRLEY ANN ADCOCK PIPER, her heirs and assigns, a certain tract or parcel of land as follows:

Being Lot No. 63 on the Plan of Rice Hill, Phase 3 of record in Book 6900, Page 292, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeffrey S. Seeman by deed from Michael D. Ellson, Jr. and wife, Mary K. Ellson, dated August 2, 1994 and of record in Book 9428, Page 929, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Rice Hill Circle.

This conveyance is subject to all matters as shown on plat of record in Book 6900, Page 292, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Delaration of Covenants, Conditions & Restrictions of Rice Hill Homeowner's Association, Inc. and of record in Book 6812, Page 48, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Articles of Inc. of Rice Hill Homeowner's Associations, Inc, of record in Book 6824, Page 986, 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 SHIRLEY ANN ADCOCK PIPER, her heirs and assigns, forever. And I do covenant with the said SHIRLEY ANN ADCOCK PIPER, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said SHIRLEY ANN ADCOCK PIPER, her heirs and assigns, against the lawful claims of all persons whomsoever.

CYNTHIA SEEMAN, spouse of JEFFREY S. SEEMAN, joins in this conveyance for the purpose of conveying all of right, title and interest she might have in and to the above described property.

WITNESS MY HAND, on this 14th day of April, 2016.

JEFFREY S. SEEMAN

CYNTHIA SEEMAN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JEFFREY S. SEEMAN and CYNTHIA SEEMAN, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 14th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $117,350.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Shirley Ann Adcock Piper
AFFIANT

Sworn to and subscribed to before me this 14th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

****

Tax Map 149 11 0A 063.00

Parcel No.

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
Ms. SHIRLEY ANN ADCOCK PIPER
3939 GLEN ECHO LAKE RD.
ASHLAND CITY, TN 37015