WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050657 DEEDWARR
Recvd: 06/15/16 11:14 2 pgs
Fees:13.00 Taxes:1961.00
20160615-0060542

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$530,000.00.**

Jeanna M Seiner
Affiant

Subscribed and sworn to before me this 3rd day of June, 2016.

Notary Public
My Commission expires: May 08 2018

JEANNE GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER:
Marisa Ann Pollak	New Owner	116-05C-004.00
729 Lambert Drive		
Nashville, TN 37220		

718 Thompson Lane Ste 106 Nashville TN 37204 MY COMMISSION EXPIRES MAY 08, 2018

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeanna M. Seiner, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marisa Ann Pollak**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Creighton Meadows Addition of record in Book 3300, Page 90, Register's Office for said County.

Said Lot No. 7, which is a corner lot, fronts 147.95 feet on the southerly margin of Lambert Drive and fronts 231.39 feet on the westerly margin of Brindley Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 251.65 feet on the westerly line and 179.25 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Jeanna M. Seiner from John Edward McDowell, unmarried by Warranty Deed on April 30, 2003, of record in Instrument Number 20030521-0069447, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 90, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3465, Page 196, Register's Office for Davidson County, Tennessee.
- Eric Todd Jones joins this conveyance to convey any and all interest he may have in the above described property, including but not limited to his marital interest.

This is improved property known as: **729 Lambert Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 3rd, 2016.

Jeanna M. Seiner

Jeanna M. Seiner

Eric Todd Jones

Eric Todd Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeanna M. Seiner** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 3rd, 2016

Sean Gordon 06-03-2016

Notary Public

My commission expires May 08, 2018

SEAN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

718 Thompson Lane Ste 108
Nashville TN 37204

MY COMMISSION EXPIRES
MAY 08, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Todd Jones** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 3rd, 2016

Sean Gordon

Notary Public

My commission expires May 08, 2018

SEAN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

718 Thompson Lane Ste 108
Nashville TN 37204

MY COMMISSION EXPIRES
MAY 08, 2018