Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1605228

BILL GARRETT, Davidson County
Trans:T20160056417 DEEDWARR
Recvd: 07/01/16 11:12 2 pgs
Fees:13.00 Taxes:854.70
20160701-0067574

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $231,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2016.

Notary Public
My Commission Expires: 5-27-19

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Michael Ryan Warren	Michael Warren	086-14-0-B-007.00 CO
3005 Lake Drive	3005 Lake Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brett Seagroatt, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael Ryan Warren, unmarried, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Revised Plan of Fleetwood Subdivision, Phase One, of record in Book 6900, pages 465 and 466, which revised Book 6900, pages 248 and 249, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett Seagroatt, unmarried by deed from Dale G. Weaver, unmarried, dated October 1, 2015 and recorded October 5th, 2015, of record in Instrument No. 20151005-0101329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X__improved ___unimproved property known as 3005 Lake Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of June, 2016.

Brett Seagroatt

Brett Seagroatt

State of California
County of ~~Riverside~~ San Diego
MH

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brett Seagroatt, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro, TN~~ San Diego, Ca. this 27th ~~day of June~~, 2016.
MH

Notary Public at Large
My Commission Expires: ~~August~~ 2, 2016

CNB1 MATILDA HERNANDEZ Commission No. 1986913 NOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY Commission Expires August 2, 2016 CNB1