BILL GARRETT, Davidson County
Trans:T20160067255 DEEDWARR
Recvd: 08/04/16 10:28 3 pgs
Fees:17.00 Taxes:0.00

20160804-0080744

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00012032

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 13014967, Book Number, 5879, page(s), 143, recorded in this office as a DEED from SECKMAN BEN R, SECKMAN CHRISTI G to WOMACK BENJAMIN, WOMACK ANGELA.

Witness the Official Signature and Seal this 3rd day of August 2016.

Sadie Wade, Register

Deputy Register

MAIL

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030022**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $560,000.00 Affiant Subscribed and sworn to before me, this28th day of March, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

WARRANTY DEED

Address New Owner: Benjamin Womack and Angela Womack 1884 Shamrock Dr Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 008P-B-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben R. Seckman and wife, Christi G. Seckman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Womack and Angela Womack, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Williamson and Davidson County, Tennessee, being Lot 24, FINAL PLAT, LAURELWOOD SUBDIVISION, as shown on plat of record in Plat Book 4, Page 65, in the Register's Office, Williamson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Stephen Wayne Arthur and wife, Erlene Ryan Arthur to Ben R. Seckman and wife, Christi G. Seckman as recorded on the 30th day of July, 1996 in Deed Book 1427, Page 174, in the Register's Office of Williamson County, Tennessee and as recorded on the 20th day of August, 1996 in Deed Book 10160, Page 915, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Williamson taxes for the year 2013 and thereafter, not yet due and payable.

City of Brentwood taxes for the year 2013 and thereafter, for tax parcel identification number 008P-B-019.00 , not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, LAURELWOOD SUBDIVISION, as recorded in Plat Book 4, Page(s) 65 (as to Williamson County).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 205, Page 874 and Book 1934, Page 159 (as to Williamson County) and Book 4695, Page 232 and Instrument No. 19991206-0300200 (as to Davidson County).

This is improved property located at 1884 Shamrock Dr Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2013.

Ben R Seckman by Lisa Seckman as atty infact
Ben R. Seckman by Lisa Seckman his attorney-in-fact

Christi G Seckman by Lisa Seckman as atty infact
Christi G. Seckman by Lisa Seckman her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Seckman,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Ben R. Seckman and Christi G. Seckman,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

BK: 5879 PG: 143-144
13014967

2 PGS : AL - DEED	
JENNY BATCH: 293793	04/02/2013 - 08:01 AM
BATCH	293793
MORTGAGE TAX	0.00
TRANSFER TAX	2072.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2085.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE