File Box 8

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $149,977.00.

Affiant

Subscribed and sworn before me this the 7th day of October, 2016.

Notary Public
My commission expires: 9-10-2018

BILL GARRETT, Davidson County
Trans:T20160090079 DEEDWARR
Recvd: 10/12/16 14:39 2 pgs
Fees:13.00 Taxes:554.91
20161012-0108002

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Heather Southland 4808 Lexington Drive Nashville, TN 37211-4006	Renasant Bank 2001 Park Place N. Ste 150 Birmingham, AL 35203	134-13-0-056.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN SEANEY,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HEATHER SOUTHERLAND, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

** Unmarried

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Kenilworth Estates, Section Three of record in Plat Book 2900, Page (s) 149 and 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald K. Seaney by Warranty Deed from Penny Rene Jones of record in Instrument No. 20040917-0112413 Register's Office for Davidson County, Tennessee, dated September 14, 2004 and recorded on September 17, 2004.

The same Ronald K. Seaney having since died on or about April 23rd, 2015. The same Brian Seaney being the only surviving and rightful heir of the estate of Ronald K. Seaney as recorded in Instrument No. 20161012-0108001, registers office for Davidson County, Tennessee.

Being also known as 4808 Lexington Drive Nashville, Tennessee 372114006.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 4808 Lexington Drive, Nashville, TN 37211-4006.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 7th day of October, 2016.

Brian Seaney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Seaney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2016.

My commission expires: 9/.0/.8

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY