THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16119981** BILL GARRETT, Davidson County Trans:T20160111312 DEEDWARR Recvd: 12/19/16 12:23 2 pgs Fees:13.00 Taxes:961.63 20161219-0132903	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $259,900.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2016. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jamie Glenn Blackmon 3731 Hillbrook Court Nashville TN 37211-4901	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 148-01-0-081.00

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, **Tammie Seiferd, unmarried, and Linsey Seiferd, unmarried, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamie Glenn Blackmon, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, 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 Tammie Seiferd and Linsey Seiferd, as joint tenants with right of survivorship by Warranty Deed from Kevin R. Milliken, unmarried, of record in Instrument No. 20140822-0076821, Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on August 22, 2014.

The execution of this instrument is effected by the signature of Tammie Seiferd as Attorney-in-fact for Linsey Seiferd, which Power of Attorney is recorded in Book Instrument No. 20161219-0132902 in said Register's office.

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.

Taxes for the year 2017, a lien, not yet due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3277, Page 482 and Book 3286, Page 375, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3731 Hillbrook Court Nashville TN 37211-4901

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 13th day of December, 2016.

Tammie Seiferd

Tammie Seiferd

Linsey Seiferd by Tammie Seiferd as Attorney-in-fact as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tammie Seiferd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2016.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammie Seiferd, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Linsey Seiferd of the maker or 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 13th day of December, 2016.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY