WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028248 DEEDWARR
Recvd: 04/04/17 10:35 2 pgs
Fees:13.00 Taxes:608.65

20170404-0032731

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Lindsey Briskie	FirstBank	064-09-0A-021.00-CO
(NAME)	(NAME)	
4554 S Trace Boulevard	318 Seaboard Ln #205	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN. 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Curtis F. Seals, single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kathryn Lindsey Briskie, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4554 on the Plan of Southfork Condominiums, Phase One, as established by and shown in Exhibit "C" to the Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, Page 839; as amended in Book 6994, Page 447; and further amended in Instrument No. 20020327-0037726, Register's Office for Davidson County, Tennessee; and as shown on the plan of record in Book 6250, Page 386, as amended in Book 6900, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis F. Seals, single man by Warranty Deed from Linda Susan Storey, unmarried, dated 05/30/2014, recorded 06/03/2014 of record in Instrument No. 20140603-0047748, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 386, as amended in Book 6900, Page 132; Covenants, conditions, easements and restrictions of record in Book 6783, Page 839 and Amendments to Rules & Regulations of record in Instrument No. 20020327-0037726; Storm Water Detention Agreement of record in Book 6566, Page 208; Charter of Southfork Homeowners Association of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4554 S Trace Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-36589
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and/or 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 31st day of March, 2017.

Curtis F. Seals

State of Tennessee
County of Wilson

Personally appeared before me Curtis F. Seals, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2017.

KIMIE PERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
FEBRUARY 22, 2020
COUNTY OF WILSON

Notary Public
My Commission Expires: 2/22/2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122