LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Rutherford The actual consideration or value, whichever is greater, for this transfer is $272,000.00. B. Cum Affiant Subscribed and sworn to before me, this 31st day of March, 2017. (Lisa K R Wagner) Notary Public My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathan Seidl and Miriam Seidl	Jonathan Seidl and Miriam Seidl	173-15-0A-095.00-CO
193 Claybrook Lane	193 Claybrook Lane	
Antioch, TN 37013	Antioch, TN 37013	

Davidson County DEEDWARR
Recvd: 04/05/17 08:33 3 pgs
Fees:18.00 Taxes:1006.40
20170405-0033150

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Benjamin Bateman, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jonathan Seidl and Miriam Seidl, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Final Plat of Mill Run Subdivision Phase 2 (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1A, Lot 89, of record in Plat at Instrument No. 20011009-0109754, as amended in Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, 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 further conveyed to Benjamin Bateman, an unmarried man by Warranty Deed from Leigh A. Clark and husband, Matthew R. Clark, of record in Instrument No. 20160107-0001663, Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 07, 2016.

Meghan J. Bateman, spouse of Benjamin Bateman, joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

This is improved property known as **193 Claybrook Lane, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record as Instrument Number 20011009-0109754, amended in Instrument No. 20020605-0067914 and in Instrument No. 20020605-0067915, Covenants, Conditions and Restrictions of record in Book 11675, Page 472, amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and in Instrument No. 20021121-0144876, Deed conveying the open space to Mill Run Homeowner's Association, Inc. of record in Instrument Number 20011219-0139981, Charter of Mill Run Homeowner's Association, Inc. of record in Instrument Number 19991207-0300674, By-Laws of record in Book 11675, Page 497, Agreement for Grant of Easement of record in Instrument Number 20011024-0116286, Storm Water Detention Agreement of record in Instrument Number 20010405-0033586, Landscape Agreement of record in Instrument Number 20010405-0033587, Transmission Line Easement of record in Book 3933, Page 359, Sewer Easement of record in Book 110448, Page 188, the flow of any creeks, streams, or branches across subject property, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2017.

Benjamin Bateman
Benjamin Bateman

Meghan J. Bateman
Meghan J. Bateman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin Bateman and Meghan J. Bateman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7017042
557 Sam Ridley Pkwy
Smyrna, TN 37167

SP 11/2015

True Copy of Certification

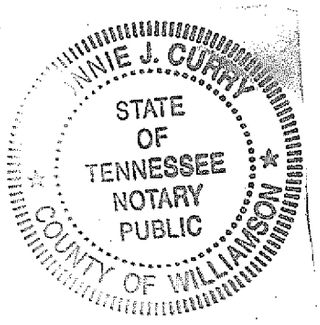
I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18

