WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May, 17.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anna Carella and Molly Lasagna	Owners at Property	071 09 0 017.00
(NAME)	(NAME)	
1600 Haynes Meade Circle	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer N. Seay, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anna Carella, a married woman Molly Lasagna, an unmarried woman**, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Number 17 on the Plan of Haynes Meade, Section II, of record in Book 2854, Page 136, Register's Office for said County, described as follows:

Beginning at a point in the Southwesterly margin of Haynes Meade Circle, the common corner of Lots Numbers 17 and 18; thence South-westerly with the line between said two lots, 122.1 feet to a point in the Northeasterly line of Haynes Meade, Section 1; thence with the Northeasterly line of the same South 52 degrees 25 minutes East 127.1 feet to a point in the Northwesterly margin of Seminary Street; thence. Northeasterly with the margin of the same 89.8 feet to the beginning of a curve; thence Northwesterly around said curve 39.27 feet to a point in the Southwesterly margin of said Haynes Meade Circle; thence Northwesterly with the margin of the same 80.44 feet to the point of beginning.

Being the same property conveyed to Jennifer N. Seay, a single person by Warranty Deed from American Consulting Corporation, a Tennessee Corporation dated November 25, 2013 and recorded December 3, 2013 as Instrument No. 20131203-0123103, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-172312SSO

BILL GARRETT, Davidson County
Trans:T20170040157 DEEDWARR
Recvd: 05/11/17 09:25 3 pgs
Fees:18.00 Taxes:832.50
20170511-0046715

Amanda Moseley, spouse of Jennifer N. Seay, has never resided in subject property and subject property has been never their marital residence, so therefore holds no interest or rights to the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1600 Haynes Meade Circle, Nashville, TN 37207

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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 our hands this 2 day of May, 2017

Jennifer N Seay by Angela Gallimore Attorney in fact
Jennifer N. Seay

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer N. Seay, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2017.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-172312SSO

STATE OF Tennessee
County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Angela Gallinari, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer N. Seay, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jennifer N. Seay, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2017.

Notary Public

My Commission Expires: 7.24.17

(SEAL)

