Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20170051868 DEEDWARR
Recvd: 06/19/17 09:00 2 pgs
Fees:13.00 Taxes:1036.00
20170619-0060940

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of June, 2017, by and between Colette Sears, an unmarried woman, party of the first part, and John Sepp and Marcy Sepp, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 10, on the Plan of George I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract, as shown on Plat of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee, and more particularly (erroneously referred to as particular in prior Deeds) Described as follows:

Said Lot No.10 fronts 100 feet on the south side of the Williams Ferry Road and runs back between lines 263 feet on the easterly line and 242.6 feet on the westerly line, to the north line of Lot No. 11 on which it measures 70 feet.

Being all or part of the same property conveyed to Colette Sears by virtue of that certain Quit Claim Deed dated May 24, 2013, and being of record at Instrument No. 20130611-0059198 in the Register's Office of Davidson County, Tennessee.

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), their heirs and 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Colette Sears

Colette Sears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Colette Sears, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of June, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: John Sepp and Marcy Sepp

Tax Parcel No 062-13-0-082.00

Property Address: 2314 McGavock Pike
Nashville, TN 37216

MAIL TAX BILLS TO: JOHN SEPP
2314 McGavock Pike
Nashville. TN 37216

STATE OF TN
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $280,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jessica Huskey
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15 day of June, 2017.

Patricia L Hurst
Notary Public

My Commission Expires: 4/18/21

PATRICIA L. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY