6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170052487 DEEDWARR
Recvd: 06/20/17 08:54 2 pgs
Fees:13.00 Taxes:777.00
20170620-0061696

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(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
Douglas G. Mencia Andino	Access National Mortgage	151 01 0A 133.00
(NAME)	(NAME)	
3217 Newington Cove	1800 Robert Fulton Drive Suite 350	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Reston, VA 20191	
(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, we, **Jonathan Brett Seymour and Ashley Seymour, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Douglas G. Mencia Andino, a single man**, hereinafter called the GRANTEE(S), his 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 all of Lot No. 133 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444 through 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Brett Seymour by General Warranty Deed from Jeffrey L. Sanders, Jr., and wife, Alicia Faith Sanders, dated 06/30/2008, recorded 07/25/2008, of record in Instrument No. 20080725-0076305, in the Register's Office for Davidson County, Tennessee. Jonathan Brett Seymour having since married.

Ashley Seymour, spouse of Jonathan Brett Seymour, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property listed above.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Pages 444 through 447, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 7358, Page 656, Amended of record in Book 7538, Page 792, Amendment to Declaration of record in Book 7599, Page 812, Book 8667, Page 381, Bylaws of record in Book 8679, Page 446, in the Register's Office for Davidson County, Tennessee; Deed of General Warranty, Flowage Easement, and Roadway Easement of record in Book 3891, Page 476, in the Register's Office for Davidson County, Tennessee; Easement contained in Deed of Conveyance of record in Book 7748, Page 440, Book 7748, Page 444, Book 7748, Page 493, Book 9698, Page 51 and Book 9698, Page 104, in the Register's Office for Davidson County, Tennessee; Corporate Charter for Chatham Pointe Homeowners Association, Inc., a Tennessee Nonprofit Corporation of record in Book 7597, Page 977, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed of record in Book 7683, Page 718, 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 3217 Newington Cove, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his 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), his 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 our hands this 19th day of June, 2017.

Jonathan Brett Seymour

Ashley Seymour

State of Tennessee
County of Wilson

Personally appeared before me Jonathan Brett Seymour and Ashley Seymour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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