Davidson County DEEDWARR Recvd: 07/19/17 09:59 2 pgs Fees:13.00 Taxes:4360.45 **20170719-0072643**

WARRANTY DEED

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,178,500.00

2nd

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day July 2017 of July,

Notary Public

My Commission Expires March 20, 2018

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
George Ellis Thomas, Jr.	George Ellis Thomas, Jr.	054 09 0 050.00
(NAME)	(NAME)	
3205 Lakeshore Dr.	3205 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million One Hundred Seventy-Eight Thousand Five Hundred And No/100 Dollars ($1,178,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeff Seal**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Ellis Thomas, Jr.**, 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:

Being land in Davidson County, Tennessee, being Lot No. 3 on the plan of W.P. Wilburn Subdivision, as of record in Plat Book 5190, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeff Seal by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Soundview Home Loan Trust 2007-OPT4, Asset-Backed Certificates, Series 2007-OPT4 dated August 6, 2010 and recorded August 18, 2010 as Instrument No. 20100818-0065416, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jeff Seal, an unmarried man by Quitclaim Deed from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust dated August 9, 2016 and recorded August 26, 2016 as Instrument No. 20160826-0089448, in said Register's Office for Davidson County, Tennessee.

File Number: HND-171084FC

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 3205 Lakeshore Dr., Old Hickory, TN 37138

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 17 day of July, 2017

Jeff Seal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeff Seal, 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 17th of July, 2017.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires March 20, 2018

File Number: HND-171084FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019