Davidson County DEEDWARR
Recvd: 07/19/17 14:44 3 pgs
Fees:18.00 Taxes:577.20
20170719-0072862

WARRANTY DEED

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2017.

Carla Ikard
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashlee Harris	New Owner	Map & Parcel #173-04-0-00900
(NAME)	(NAME)	
5444 Hickory Park Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristopher K. Seay and Carroll Robert Seay, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashlee Harris, unmarried,** hereinafter called the GRANTEE, their heirs and 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 Lot No. 68-B on the plan of Zone Lot Division, Hickory Park Villa, Section Two, as shown by plat and survey of record in Book 6250, page 464, and amended in Book 6250, page 465, Register's Office for said County, to which plan reference is herein made for a more complete and accurate description of said property.

Being the same property conveyed to Kristopher K. Seay and Carroll Robert Seay, a married man, by deed dated March 29, 2010, from Melissa Hopkins and Tammy Rash, Co-Administrators of the Estate of Norma Jean Williams, as shown of record in Instrument #20100405-0024699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants as shown of record in Book 6586, page 363, Register's Office for Davidson County, Tennessee. This conveyance is also subject to HOA Charter as shown of record in Book 7891 page 217, Register's Office for said County.

This conveyance is subject to any and all easements and restrictive covenants of record.

Jeralee C. Seay and _____ each join in this conveyance to convey any and all interest, including marital interest, they each may have in and to the said property.

unimproved ☐

This is improved ☑ property, known as 5444 Hickory Park Drive, 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 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, 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 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 my hand this 18th day of July, 2017.

Kristopher K. Seay

Carroll Robert Seay

Jeralee S. Seay

MELANIE SEAY

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 Kristopher K. Seay, Carroll Robert Seay, Jeralee C. Seay, and MELANIE SEAY, 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.

Witness my hand and official seal at Murfreesboro, Tennessee this 18th day of July, 2017.

Notary Public

My Commission expires: 1/28/2019

File No.: 15121

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY