BILL GARRETT, Davidson County
Trans:T20170064464 DEEDWARR
Recvd: 07/27/17 10:41 2 pgs
Fees:13.00 Taxes:429.20
20170727-0076102

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176477

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M176477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2017.

Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick J. Walsh Tami G. Walsh 906 Rachels Place Hermitage, TN 37076	Freedom Mortgage Corporation 907 Pleasant Balley Ave., Ste 3 Mt. Laurel, NJ 08054	075-11-155.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christopher A. Seguin, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick J. Walsh and Tami G. Walsh, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 77A on the Plan of Zone Lot Division of Lots 49, 50,51,52,53,54,55,56,57,58,59,60,61,62,64,65,67,68,69,71,72,73,75,76,77 and 79, Rachel Square, Section Two, n/k/a Colony Downs, of record in Book 5200, Page 624, as amended in Book 6250, Page 541, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher A. Seguin, unmarried by Warranty Deed from Bob A. Foster and wife, Dolores K. Foster, recorded on the 6th day of January, 2009 in Instrument No. 20090106-0001159, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 906 Rachels Pl., Hermitage, TN 37076

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2017.

Christopher A. Seguin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christopher A. Seguin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2017.

Notary Public
My Commission expires: 5/5/2020

