RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 24969 DEEDWARR
11/13/2017 11:17:08 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20171113-0116201

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$252,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of November, 2017.

Notary Public
My Commission expires: 8.20.2019

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Miranda Susan Morillo	New owner	173-01-0-013.00
505 Cedarcreek Circle		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel A. Seiders and Amy Seiders, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Miranda Susan Morillo, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Cedarwood Estates, Section II, of record in Book 4860, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Arcuri, Jr, unmarried and Daniel A. Seiders, unmarried, by deed from Gerald M. DeHaan, unmarried, on November 30, 2007, of record in Instrument Number 20071203-0139495, Register's Office for Davidson County, Tennessee. And further conveyed to Daniel A. Seiders by deed from Thomas Arcuri, Jr. and wife, Tara Arcuri on June 22, 2011 of record in Instrument Number 20110628-0049214, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 4860, page 58, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4963, page 42; Book 4753, page 683; and Book 5497, page 397, Register's Office for Davidson County, Tennessee.

This is improved property known as: **505 Cedarcreek Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 10, 2017.

Daniel A. Seiders

Amy Seiders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel A. Seiders and Amy Seiders** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY