NEW OWNER:

CONNIE SEABROOKS
1128 SEVEN POINTS PASS
HERMITAGE, TN 37076

SEND TAX BILLS TO:

PEOPLES HOME EQUITY, INC.
5205 MARYLAND WAY, SUITE 100
BRENTWOOD, TN 37027

Map & Parcel 098130C11400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0593

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 94279 **DEEDWARR**
05/18/2018 09:56:23 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20180518-0047694

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TROY H. CARVER and wife, TINA L. CARVER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CONNIE SEABROOKS and GLENN SEABROOKS, wife and husband**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 81, on the Plan of Phase Four, Section One, The Meadows of Seven Points, as shown on the plat of the same of record in Instrument No. 20040227-0022425, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TROY H. CARVER and wife, TINA L. CARVER by Warranty Deed from Frank Batson Homes, Inc., dated September 22, 2004, and of record in Instrument No. 20040924-0115711, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1128 SEVEN POINTS PASS, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20040227-0022425, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of May, 2018.

TROY H. CARVER

TINA L. CARVER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TROY H. CARVER and TINA L. CARVER**, 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 office this 11th day of May, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**

AFFIANT

Sworn to and subscribed to before me this 11th day of May, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018