PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of May, 2018.

NOTARY PUBLIC

My commission expires: 11.22.21

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 98511 DEEDWARR
05/31/2018 10:19:04 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180531-0051822

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Michael Martinez (NAME)	Alliant Credit Union (NAME)	064150A05200CO
781 Sweetwater Circle (ADDRESS)	11545 W. Touhy Avenue (ADDRESS)	
Old Hickory, TN 37138	Chicago, IL 60666	

Warranty Deed

For and in Consideration of the sum of $260,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James E. Seckel and Judy B. Bowman-Seckel, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **William Michael Martinez, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 28 as shown on the plan of Section Two, Plantation Walk of record in Book 7900, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Seckel, unmarried and Judy B. Bowman, unmarried, by deed from Katherine M. Slate, married, dated April 23, 2003 and recorded as Instrument No. 20030515-0066513 then re-recorded as Instrument No. 20030723-0103257, Register's Office for Davidson County, Tennessee. Judy B. Bowman having since married and is now known as Judy B. Bowman-Seckel.

This property is **improved** property known as: 781 Sweetwater Circle, Old Hickory, TN 37138.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of May, 2018.

James E. Seckel

Judy B. Bowman-Seckel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Seckel and Judy B. Bowman-Seckel, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122