Bill Garrett Davidson County
Batch# 101167 DEEDWARR
06/06/2018 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20180606-0054444

True Copy Certification

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

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 05-18-0007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Seifert and Lindsey Seifert	Christopher Seifert and Lindsey Seifert	049-01-0-001.00
(NAME) 4007 Whites Creek Pike	(NAME) 4007 Whites Creek Pike	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAYMOND J UMPHENOUR, JR. AND DAWN W UMPHENOUR, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER L SEIFERT AND LINDSEY B SEIFERT, 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:

See Exhibit "A" attached hereto and made a part hereof.

This is improved ☒ property, known as 4007 Whites Creek Pike, Whites Creek, TN 37189
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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 our hands this 6th day of June, 2018.

Raymond J Umphenour, Jr.

Dawn W Umphenour

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Matthew G. Noggle, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that RAYMOND J. UMPHENOUR, JR. and DAWN W. UMPHENOUR, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of June, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

EXHIBIT "A"

(Legal Description of the Property)

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and described as follows:

Lot 1, TOLLGATE TWO SUBDIVISION, as shown on plat of record in Plat at Instrument No. 20000502-0043728, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raymond J. Umphenour, Jr. and Dawn W. Umphenour, husband and wife, by Warranty Deed from Bernie G. Varner, an unmarried man, of record in Instrument No. 20161230-0137338, in the Register's Office of Davidson County, Tennessee, dated December 28, 2016 and recorded on December 30, 2016.

Being the same property conveyed to Bernie G. Varner, by Warranty Deed from Jack O. Nixon, married, of record in Instrument No. 20040701-0078485, in the Register's Office of Davidson County, Tennessee, dated June 25, 2004 and recorded on July 01, 2004.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOLLGATE TWO SUBDIVISION, as recorded at Instrument No. 20000502-0043728, in the Register's Office, DAVIDSON County, Tennessee.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 200005250052241, amended at Instrument No. 20001020-0104303, in the Register's Office, DAVIDSON County, Tennessee.