WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143923 DEEDWARR
09/21/2018 01:42:31 PM 2 pgs
Fees: $13.00 Taxes: $695.60

20180921-0093839

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9603

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Aaron Seeman		
32 Cameo Drive		119 12 0 017.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JAMES A. THIELE AND SHERA H. THIELE, HUSBAND AND WIFE

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

DAVID AARON SEEMAN

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Battlewood, Section One, as shown on plat of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from James R. Meriwether Jr., William Bruce Meriwether, Jeanina M. Cobb, and David C. Meriwether, being all of the devisees of a will executed by Pearl D. Meriwether to James A. Thiele and Shera H. Thiele, husband and wife as recorded on the 1st day of April, 2008 in Instrument No. 20080401-0032675; Affidavit of Heirship in Instrument No. 20080401-0032623 and Warranty Deed from Woodbine Homes, Inc., a Tennessee corporation to James R. Meriwether and wife, Pearl D. Meriwether as recorded on the 8th day of December, 1950 in Deed Book 1913, Page 115, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLEWOOD, SECTION ONE, as recorded in Plat Book 1835, Page(s) 31, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Additional Matters/Information/Docs: Power of Attorney recorded at Instrument Nos. 20080401-0032624 and 20080401-0032625.

This is improved property known as 32 Cameo Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 17th day of September, 2018.

James A. Thiele

Shera H.Thiele

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES A. THIELE AND SHERA H.THIELE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 17th day of September, 2018.

Notary Public

My Commission Expires: 3-15-2020

