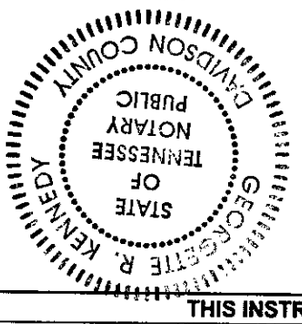
(2)

WARRANTY DEED



J-HC-18-6006

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2018.

Notary Public 03-08-21

MY COMMISSION EXPIRES:

Karen Y Johnson Davidson County
Batch# 146123 **DEEDWARR**
09/27/2018 12:44:28 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20180927-0095907

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alaina Maria Beach and Patrick Cain Chaffin	~~New Owner~~ Countrybank	
(NAME) **6006 Sedberry Road**	(NAME) 3501 Pelham Road, Ste 201	**116-13-12.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Greenville, SC 29615	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SETH P. COLLEY AND HEATHER COLLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAINA MARIA BEACH AND PATRICK CAIN CHAFFIN, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Harding Park, of record in Plat Book 2331, Page 120, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Seth P. Colley and Heather Colley, husband and wife, by Warranty Deed from Willie S. Bandy, unmarried, recorded October 2, 2015 in Instrument No. 20151002-0100202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 2542, Page 486, Register's Office for Davidson County, Tennessee.
- Subject to 2018 Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6006 Sedberry Road, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF SEPTEMBER, 2018.

Seth P. Colley by Heather Colley, Attorney-In-Fact
Seth P. Colley by Heather Colley, Attorney-In-Fact

Heather Colley
Heather Colley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER COLLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SETH P. COLLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said SETH P. COLLEY.

Witness my hand and official seal, this the 26th of September, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER COLLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212