WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,900.00.

Meredith Mary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

G-WR-18-01119

Karen Y Johnson Davidson County
Batch# 181753 **DEEDWARR**
01/08/2019 03:28:46 PM 2 pgs
Fees: $13.00 Taxes: $806.23

20190108-0002091

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)
Christopher Seaman and Sean Seaman	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	
13201 CAROLEE AVENUE	8320 E. WALKER SPRINGS LN. #200	064-16-0-C-037.00CO
(ADDRESS)	(ADDRESS)	
SAN DIEGO, CA 92129	KNOXVILLE, TN 37923	
(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, **MELISSA G. BRYAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER SEAMAN, A MARRIED MAN AND SEAN SEAMAN, A MARRIED MAN** , 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. 26 on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, Page 363, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa G. Bryan, unmarried by Warranty Deed from Daniel J. Canter and wife, Patricia A. Canter, of record in Instrument No. 20001117-0114217, Register's Office for Davidson County, Tennessee, dated November 14, 2000 and recorded on November 17, 2000.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 7900, page 363, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plan in Book 8250, page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8304, Page 623, Book 8447, page 633, Book 8587, Page 268, Book 8646, page 529, and Book 8797, page 915, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 9522, page 349, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 8404, page 718, Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas to Wembley Downs HOA in Book 8405, page 408, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1119 Wembley Drive, Hermitage, Tennessee 37076**.

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 31st DAY OF DECEMBER, 2018.

Melissa G. Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA G. BRYAN, 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 31st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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