WARRANTY DEED

Karen Johnson Davidson County
Batch# 193228 **DEEDWARR**
02/08/2019 08:53:11 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20190208-0012047

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00

Mary B. Edwardson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9722

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Diversified Trust Company, Inc and Jack D. Lowery, Co-Trustees of the Wendi Lowery Dalby Trust u/a/d/ 01/01/2009 1204 Saxon Dr Nashville, TN 37215	Diversified Trust Company, Inc 3102 West End Ave., Suite 600 Nashville, TN 37203	14503007300

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,

HANS J.SEEZEN AND SPOUSE, KAREN R. SEEZEN

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

DIVERSIFIED TRUST COMPANY, INC AND JACK D. LOWERY, CO-TRUSTEES OF THE WENDI LOWERY DALBY TRUST U/A/D/ 01/01/2009

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: to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Hillmont Estates, Section 1, of record in Book 3700, Page 100, Register's Office for said County.

Being the same property conveyed to Hans J. Seezen and spouse, Karen R. Seezen by Warranty Deed from John B. Coben and spouse, Amelia K. Ford Coben, recorded on the 24th day of October, 2000 in Instrument No. 20001024-0105281, Re-recorded in Instrument No. 20010827-0092348, 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 2019 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 HILLMONT ESTATES, SECTION 1, as recorded in Plat Book 3700, Page(s) 100.
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4074, Page 626.
5. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6273, Page 640.

This is property known as 1204 Saxon Dr, Nashville, TN 37215

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 hand on the 7th day of February, 2019.

Hans J.Seezen

Karen R. Seezen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, HANS J.SEEZEN AND KAREN R. SEEZEN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of February, 2019.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020