STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-4748

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 210331 DEEDWARR
03/27/2019 09:01:24 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190327-0027458

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angel Sloss (NAME)	new owner (NAME)	163-16-0C-206.00-CO
2214 Smedley Lane (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William Scott Seagraves, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angel Sloss, unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Matlock, Phase 2-A, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-033517; and Instrument No. 20111228-0101458, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William Scott Seagraves, an unmarried man, from Lynsey Riley n/k/a Lynsey Auman and husband, Josh Auman, by Warranty Deed dated April 25, 2014, and filed of record on May 9, 2014, in Instrument No. 20140509-0039774, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20111228-0101458, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association of record in Instrument No. 20070419-0046798, Register's Office for Davidson County, Tennessee.

3. Boundary Plat in Instrument No. 20180328-0028761, Register's Office for Davidson County, Tennessee.

4. Master Deed and Amendments as set forth in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-033517; Instrument No. 20111228-0101458; and Instrument No. 20170612-0058618, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WBR-19-2214

5. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances in Instrument No. 20090819-0078167, in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement in Instrument No. 20060503-0050917, in the Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed to HOA in Instrument No. 20120209-0011829, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20170817-0084468, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2214 Smedley Lane, Antioch, TN 37013.

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. Whenever 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 22nd day of March, 2019.

William Scott Seagraves

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of March, 2019, before me personally appeared William Scott Seagraves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of March, 2019.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND ~~RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066