This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 15th day of May, 2019.

Notary Public
My commission expires: 12/1/2022

Karen Johnson Davidson County
Batch# 231256 DEEDWARR
05/17/2019 09:42:15 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20190517-0046606

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Seamon	Pinnacle Bank	187-09-0A 285.00
2120 Kirkwall Drive	PO Box 702726	
Nolensville, TN 37135	Dallas, TX 75370	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN SEAMON AND ELIZABETH SEAMON, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to MICHAEL SEAMON AND KAREN SEAMON, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Benjamin Seamon and Elizabeth Seamon, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 12/23/2015, of record in Instrument No. 20151228-0129649, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2120 Kirkwall Drive, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BTS
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Witness my hand this the 15th day of May, 2019.

Benjamin Seamon

Elizabeth Seamon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin Seamon and Elizabeth Seamon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2019.

My commission expires: 12/16/2020

Notary Public

