Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1193

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2019

Notary Public

Commission Expires: 11/5/2019

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 239420 DEEDWARR
06/05/2019 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190605-0053853

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristopher E. Harmon 204 Montchanin Terrace Old Hickory, TN 37138	New Owner	064-02-0-039.00

WARRANTY DEED

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 ACKNOWLEDGED, WE,

James E. Seeley and wife, Pam Ann Seeley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristopher E. Harmon, a single man,

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. 189 on the Plan of Brandywine Farms, Section Ten, of record in Book 4300, Page 177, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the southerly margin of Montchanin Drive, common front corner of Lots 189 and 190; thence South 82 degrees 52 minutes East to a point; thence around a curve to the right 39.27 feet to a point; thence with the westerly margin of Montchanin Terrace 205.0 feet to a point; thence leaving said margin in a generally westerly direction 178.0 feet to a point; thence in a generally northerly direction 230.0 feet to the point of beginning.

Being the same property conveyed to James E. Seeley and wife, Pamela A. Seeley by Warranty Deed from A. Terry Baskin and wife, Donna Hicks Baskin of record in Book 5445, Page 592, Register's Office for Davidson County, Tennessee, dated May 31, 1979 and recorded on June 05, 1979.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 204 Montchanin Terrace, Old Hickory, TN 37138

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2019.

James E. Seeley

Pam Ann Seeley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James E. Seeley and Pam Ann Seeley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2019.

MICHAEL BOATRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My Commission Expires: 2/1/23

(Notary Seal)

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212