WARRANTY DEED

Karen Johnson Davidson County
Batch# 250516 DEEDWARR
07/01/2019 08:20:12 AM 2 pgs
Fees: $13.00 Taxes: $2,845.30

20190701-0063293

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF June 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires November 5, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Thompson and Mary E. Thompson	**SAME**	
(NAME)	(NAME)	103-08-0-220.00
834 Lynbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JEFF FREDERICK SEEBACH AND JENNIFER HAWKINS SEEBACH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK F. THOMPSON AND MARY E. THOMPSON AND KATHERINE E. THOMPSON AND ERIN LEIGH CHRISTIE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 71 on the Plan of Resubdivision of Lots No. 71 and 72 on the Plan of Block "I", Cherokee Park, Third Section of record in Plat Book 8250, Page 480, 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 Jeff Frederick Seebach and Jennifer Hawkins Seebach, husband and wife, by Warranty Deed from Jack C. Sanford, a married man, and Shelley T. Sanford, unmarried, of record in Instrument No. 20130423-0040355 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4103 Aberdeen Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 28th day of June, 2019

JEFF FREDERICK SEEBACH

Jennifer Hawkins Seebach

by _____ attorney in fact

JENNIFER HAWKINS SEEBACH

BY: JEFF FREDERICK SEEBACH, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Frederick Seebach, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of June, 2019.

_____ Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of June, 2019, before me personally appeared Jeff Frederick Seebach, to me known to be the person who executed the foregoing instrument on behalf of Jennifer Hawkins Seebach and acknowledged that he executed the same as the free act and deed of Jennifer Hawkins Seebach.

Witness my hand and official seal this 28th day of June, 2019.

_____ Notary Public

My Commission Expires Nov 5, 2019