Karen Johnson Davidson County
Batch# 255863 DEEDWARR
07/11/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190711-0067833

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian K. Seligman and Amanda S. Cummings	Ameris Bank	128 02 0 012.00
(NAME)	(NAME)	
111 Forrest Valley Ct.	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert K. Elmore, Jr., Karen E. Deal and Susan E. Davidson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian K. Seligman and Amanda S. Cummings**, 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:

*06 joint tenants with rights of survivorship

Being Lot No. 27 on the Plan of Thousand Oaks Estates, as of record in Book 3700, Page 82, Register's Office for said County, described as follows:

Beginning in the south margin of Forrest Valley Court, at the corner of Lots Nos 26 and 27; Thence with the line between said lots, south 42 degrees, 33' east 366.26 feet to a monument at the rear corner of Lots Nos. 26 and 27; thence with the line between Lots Nos. 23 and 27, south 7 degrees 35' west 88.44 feet to a monument; thence along the rear line of Lot No. 27, west 253.92 feet to the corner of Lots Nos. 27 and 28; thence northerly with the line of said Lots, 345.53 feet to the south margin of Forrest Valley Court; thence easterly with the south margin of said Court with a slight curve, 41 feet to the beginning.

Being the same property conveyed to Robert K. Elmore and wife, Betty Ruth Elmore by Deed from Cheek & Jones, Incorporated dated January 10, 1969 and recorded January 13, 1969 in Book 4301, Page 330, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Robert K. Elmore and wife, Betty Ruth Elmore and Karen E. Deal, as tenants in common by Quitclaim Deed from Jimmy A. Duncan, Trustee dated February 27, 2006 and recorded February 28, 2006 as Instrument No. 20060228-0022835, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-1905925FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 111 Forrest Valley Ct., Nashville, TN 37209

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 our hands this 8th day of July, 2019.

Robert K. Elmore, Jr.

Karen E. Deal

Susan E. Davidson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert K. Elmore, Jr., Karen E. Deal and Susan E. Davidson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1905925FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)