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

Karen Johnson Davidson County
Batch# 426410 **DEEDWARR**
06/25/2020 04:12:40 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200625-0069020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $330,000.00.

Leighton Teague
Affiant

Subscribed and sworn before me this the 25th day of June, 2020.

Notary Public
My commission expires:

CINDY G. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacob Keen & Leighton Teague 1616 Carson Meadows Lane Nolensville, TN 37135	FirstBank 318 Seaboard Ln, Ste 205 Franklin, TN 37067	188-10-0A 114.00

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, **BETHANY ASHLEY F/K/A BETHANY J. SEAMON AND BENJAMIN ASHLEY,WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LEIGHTON TEAGUE AND JACOB KEEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. 114, as shown on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62-123 of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bethany J. Seamon and Benjamin Ashley, wife and husband, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 11/29/2017, of record in Instrument No. 20171201-0122816, Register's Office for said County. The said Bethany Ashley, formally known as, Bethany J. Seamon, is one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1616 Carson Meadows Lane, 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.

Witness my hand this the 25th day of June, 2020.

Bethany Ashley f/k/a Bethany J. Seamon

Benjamin Ashley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bethany Ashley f/k/a Bethany J. Seamon and Benjamin Ashley, 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 25th day of June, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BA BA