Karen Johnson Davidson County
Batch# 612068 DEEDWARR
04/12/2021 08:17:19 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210412-0047835

6

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Jason C. Mallory
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 6th day of April, 2021.

Notary Public Justin D. Tatum
MY COMMISSION EXPIRES: 9/6/2022
File No. G21-12171

JUSTIN D TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Christian Mallory and Kimberly Crane Mallory 729 Neelys Bend Road Madison, TN 37115	FirstBank 722 Columbia Avenue Franklin, TN 37064	52-2-186

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 HEREBYACKNOWLEDGED, WE, **Joey Seals and Shannon Seals, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Christian Mallory and Kim Crane Mallory,** husband and wife, 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:

Being Lot No. 31 and the Westerly 25 feet of Lot No. 32 on the Plan of Rainbow Terrace Revised, Block "A", as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joey Seals and Shannon Seals, husband and wife by Deed dated June 24, 2020 from Terry Seals, Trustee of the Irrevocable Trust of Montye C. Seals, dated July 11, 2018, recorded June 26, 2020, in Instrument Number 20200626-0069699, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

2. Abstract of Trust in Instrument No. 20180806-0076962, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 729 Neelys Bend Road, Madison, TN 37115.

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. Whenever 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/our hand(s) this 6th day of April, 2021.

Joey Seals

Shannon Seals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2021, before me personally appeared Joey Seals and Shannon Seals, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2021.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066