# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Bethany Rose Haynie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 04/24/09
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 07/31/07 09:39 2 pgs
Fees:13.00 Taxes:555.00
20070731-0090574

D-1158

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bethany Rose Haynie | NEW OWNER | 061-08-0-128.00 |
| (NAME) 4116 Moss Rose Drive | (NAME) | |
| (ADDRESS) Nashville TN 37216 | (ADDRESS) | |
| (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, Anna M. Seiverling, Trustee of the Anna M. Seiverling Revocable Living Trust, dated May 27, 1998, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bethany Rose Haynie, 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. 17 on the unrecorded Plan of the George C. Nolen's Subdivision of a 10 acre tract, described according to a survey made by Erle Drake, Surveyor, May 30, 1935 as follows:

Beginning on the easterly margin of Camellia Place formerly Newton Avenue, at the corner of Lots Nos. 16 and 17, being the southwest corner of the property conveyed to Douglas C. Smith and wife, by deed from R. C. Beasley and wife, of record in Book 1788, Page 3, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Smith property eastwardly 220 feet; thence southwardly and parallel with the easterly margin of Camellia Place, 100 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, westwardly 220 feet to the easterly margin of Camellia Place; thence with said Place northwardly 100 feet to the beginning.

BEING all of the same property conveyed to Anna M. Seiverling, Trustee of the Anna M. Seiverling Revocable Living Trust, dated May 27, 1998 by Warranty Deed dated 5/27/1998 from Anna M. Seiverling, unmarried, a widow of record in Book 11015, Page 41, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4602 Camellia Place, Nashville, TN 37216
(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 our hands this 25th day of July, 2007.

Anna M. Seiverling, Trustee of the Anna M. Seiverling Revocable Living Trust, dated May 27, 1998

By: Anna M. Seiverling
Anna M. Seiverling, Trustee

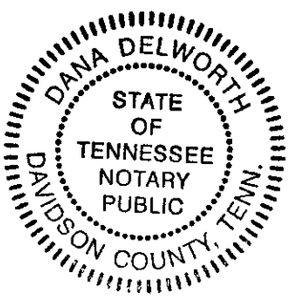
STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna M. Seiverling, Trustee of the Anna M. Seiverling Revocable Living Trust, dated May 27, 1998 the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2007.

Commission expires: 01/24/09

Notary Public




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216