BILL GARRETT, Davidson County
Trans:T20100036362 DEEDWARR
Recvd: 06/15/10 14:13 2 pgs
Fees:13.00 Taxes:177.60
20100615-0046522

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1047**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/10/2010**, by and between **David W. Rudolph and Patricia Pruitt Rudolph, husband and wife**, parties of the first part, and **Kevin Seats,,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the westerly 80 feet of Lot No. 27 in the W.H. Hyronemus' Addition, a plan of which is of record in Plat Book 161, Page 174, in the Register's Office of Davidson County, Tennessee.

Said part of Lot 27 fronts 80 feet on the southerly side of Sharpe Avenue or Street and runs back between parallel lines 168 feet to an alley 15 feet wide.

Being the same property conveyed to David W. Rudolph and wife, Patricia Pruitt Rudolph by deed from Rosalyn L. Day, a widow, and Lynn Alan Day, only living heirs of William J. Day aka Billy Joe Day of record in Book 7880, page 541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **83-1-134**

☐ Improved OR

☐ Unimproved property located at: **1000 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

David W. Rudolph

Patricia Pruitt Rudolph

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David W. Rudolph and Patricia Pruitt Rudolph** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of June, 2010.

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/6/13

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Owner's Name: **Kevin Seats**

and Address: **1000 Sharpe Avenue, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New owner

$48,000

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$42,000.00~~ which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of June, 2010..

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/4/13