Davidson County	DEEDWARR
Recvd: 08/29/13 15:56	3 pgs
Fees:18.00 Taxes:292.30	
20130829-0091540	

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0242HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of August, 2013.

Notary Public
Commission Expires: 9-8-13

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jorge Quintanilla 521 Anderson Lane Madison, TN 37115	Regions Bank 2050 Parkway Office Cir. Birmingham, AL 35244	043-06-0-008.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Kevin J. Seats, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorge Quintanilla and Vilma L. Quintanilla-Rivera, a married couple

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:

Pure Food Company's Subdivision, as of record in Book 161, Page 113 and Book 332, Page 51, Register's Office for Davidson County, Tennessee, further described as follows:

Being erroneously omitted from the prior deed of record:

BEING Lot No. 1 on an unrecorded survey made by J.R. Wauford & Company, dated October 25, 1960, and further described as fronting 67.5 feet on the northerly margin of Anderson (formerly Thornton) Lane, and extending back between lines 257.6 feet on the westerly line and 257.8 feet on the easterly line, to a rear line measuring 67.5 feet.

BEING the same property conveyed to Kevin J. Seats, married, by Cash Deed from Department of Housing and Urban Development, dated 4/3/09 and recorded 4/14/09 in Instrument Number 20090414-0033928, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the Grantor, nor the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 521 Anderson Lane, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of August, 2013.

Kevin J. Seats

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin J. Seats,** 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 Hendersonville, Tennessee this 27th day of August, 2013.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016