26460

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023554 DEEDWARR
Recvd: 04/08/14 08:49 2 pgs
Fees:13.00 Taxes:251.60
20140408-0029134

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

X _____
Affiant

Sworn to and subscribed before me this 4 day of April, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 9-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Yolanda Seay	Same	05303000800
1211 Bryan St		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Demetra C. Robinson, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Yolanda Seay**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 151, Section C, Village of Old Hickory, a/k/n E. I DuPont de Nemours and Company's Subdivision, as shown on plat of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Demetra C. Robinson by deed from Dorris Goad and wwife, Ina Goad, of record in Instrument No. 20090609-0053523, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1211 Bryan Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 3RD day of April, 2014.

DEMETRA ROBINSON

State of Tennessee)
County of HUMPHREYS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Demetra Robinson**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3RD day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 4/15/15

VICKIE COWELL
STATE OF TENNESSEE
NOTARY PUBLIC
HUMPHREYS CO. TENN.