WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150109455 DEEDWARR
Recvd: 12/29/15 10:35 2 pgs
Fees:13.00 Taxes:477.30
20151229-0130436

G-VRES-15-313-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-20-17

(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathleen D. Seelye	First Bank	
(NAME)	(NAME)	**034-05-0-015.00**
313 Gates Road	318 Seaboard Ln # 205	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2605	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GLENDA F. GOODIN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATHLEEN D. SEELYE AND MICHAEL SEELYE, WIFE AND HUSBAND ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Gatewood, Section 1 of record in Plat Book 3300, Page (s) 47 through 52, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenda F. Goodin by Quitclaim deed from Terry L. Goodin of record in Instrument No. 20130730-0078994 Register's Office for Davidson County, Tennessee, dated July 24, 2013 and recorded on July 30, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 47 through 52, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3370, Page 121; Book 3374, Page 456, as amended in Book 3375, Page 249 and Book 3398, Page 438, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **313 Gates Road , Goodlettsville, Tennessee 37072-2605**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF DECEMBER, 2015.

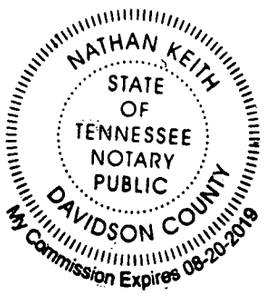
Glenda F. Goodin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212