BILL GARRETT, Davidson County
Trans:T20160033423 DEEDWARR
Recvd: 04/22/16 15:29 2 pgs
Fees:13.00 Taxes:1461.50
20160422-0039538

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2016

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Haley Kinard 1104 Preston Drive Nashville, TN 37206	NEW OWNER	083-04-0-186.00

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,

Victor K. Seidel, III and Adelee Seidel

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

Haley Kinard and Michael Kinard, tenants by the entirety

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:

Land in Davidson County, Tennessee, being part of Lets Nos. 5 and 6 on the plat of Rosebank Subdivision of the J.W.C. Church tract as of record in Book 547, Page 48, Register's Office, Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., June 23, 1952, as follows:

Beginning at a point in the Westerly margin of Preston Avenue at the common corner of Lots Nos. 6 and 21 of subdivision; thence Westwardly with the line between Lots Nos. 6, 21 and 5 of said subdivision, 167.625 feet to a point in the Northerly line of Llot No. 5; thence Southwardly 60 feet to a point; thence Eastwardly and parallel to the first line 169.37 feet tot a point in the Westerly margin of Preston Avenue; thence Northwardly 60 feet to the beginning.

Being the same property conveyed to Victor K. Seidel, II, a single person by Warranty deed from Urban Properties, LLC of record in Instrument No. 20131029-0112245 Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on October 29, 2013. (Value of consideration shown in aforementioned deed $325,000.00.)

Being the same property conveyed to Victor K. Seidel, III and Adelee T. Seidel by Quitclaim Deed from Victor K. Seidel, II of record in Instrument No. 20160311-0023538 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 11, 2016. (Value of consideration shown in aforementioned deed $0.00)

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: 1104 Preston Drive, Nashville, TN 37206.

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 22nd day of April, 2016.

Adelee Seidel

Victor Seidel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adelee Seidel and Victor Seidel** 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 22nd day of April, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY