BILL GARRETT, Davidson County
Trans:T20160060130 DEEDWARR
Recvd: 07/13/16 15:03 2 pgs
Fees:13.00 Taxes:1295.00
20160713-0071944

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0536HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2016.

Kim Gillespie
Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael R. Bathke 2204 Ravenwood Drive Nashville, TN 37216	Same as New Owner	072-12-0-131.00

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,

Jeffrey Seifert and Pamela Seifert

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

Michael R. Bathke and Robin Larson-Bathke

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 Lot No. 167 on the Plan of Dalewood, Section III, of record in Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which reference is here made to said plan for a more complete and accurate description thereof.

BEING the same property conveyed to Jeffrey Seifert and Pamela Seifert by Warranty Deed from Trey Cain, Trustee, The 2204 Ravenwood Trust, dated 4/27/15 and recorded 4/29/15 in Instrument Number 20150429-0038192; and the same property previously conveyed to Trey Cain, Trustee, The 2204 Ravenwood Drive Trust by Warranty Deed from Brenda Cheryl McClure Dorris, dated 4/2/15 and recorded 4/6/15 in Instrument Number 20150406-0029217; and previously conveyed to Brenda Cheryl McClure Dorris (pursuant to terms of Final Decree of Divorce from Jerry Milton Dorris filed 9/26/07 in Docket No. 07D1514 in the Circuit Court for Davidson County, Tennessee) by and through John I. Harris, III, Trustee, and in the same instrument conveyed to John I. Harris, III, Trustee by Jerry Milton Dorris and Brenda Cheryl McClure Dorris, dated 9/26/07 and recorded 10/3/07 in Instrument Number 20071003-0117658; and previously conveyed to Jerry M. Dorris and wife, Brenda M. Dorris by Warranty Deed from John William Gwaltney and wife, Beverly Annette Gwaltney, dated 2/19/68 and recorded 2/20/68 in Book 4213, Page 152, Register's Office for Davidson County, Tennessee.

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: 2204 Ravenwood Drive, Nashville, TN 37216.

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 8th day of July, 2016.

Jeffrey Seifert

Pamela Seifert

Pamela Seifert

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Seifert and Pamela Seifert** 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 8th day of July, 2016.

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

