THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170059042 DEEDQC
Recvd: 07/11/17 08:54 2 pgs
Fees:12.00 Taxes:0.00
20170711-0069430

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Kirk Robert Seaton, a single man 115 Hills Hollow Road Goodlettsville, Tennessee 37072	Same	025000042.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **ERNEST E. SEATON, JR., a single man**, by these presents does hereby quitclaim and convey unto **KIRK ROBERT SEATON, a single man,** his successors, heirs, and assigns, the following described tract of land in Davidson County, Tennessee:

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described accordingly to a copy of a survey thereof, made by J.H. Wauford & Company, May 23, 1952:

Beginning at an iron pin in the southerly margin of an old roadway on the north bank of Dry Creek, which iron pin is South 63 degrees West 136.5 feet from the center line of Dry Creek Road; thence along and with the center line of Dry Creek, as follows: North 69 degrees 30' West 250 feet to an iron pin; thence N. 56° 00' W 127.31 feet to an iron pin; thence N. 57° 54' W 235.76 feet to an iron pin; thence N. 35° 00' E 152 feet to an old roadway; thence along the southerly margin of the same, South 62° 45' E 509 feet to the point of beginning, containing 1.7 acres, more or less.

Being the same property conveyed to Ernest E. Seaton, a widower, by Installment Deed from Marie (Stockton) Hulan, a widow and unmarried, of record in Record Book 6448,Page 44, dated December 13, 1984, said Register's Office. The said Ernest E. Seaton having since died testate on or about October 5, 2016 devising subject property to Ernest Edward Seaton, Jr. pursuant to the Last Will and Testament of record in Sumner County Chancery Court (Probate Division) of Sumner County, Tennessee, Docket No. 2016-PR-501.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me, Ernest E. Seaton Jr
this 10th day of July, 2017. Affiant
My Commission Expires: _____ Rhonda Groves-Soechting
(Affix Seal) Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 10 day of July, 2017, the bargaining party, having caused my name to be signed hereto on said day and date.

Ernest E. Seaton Jr
ERNEST E. SEATON, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ERNEST E. SEATON, JR.**, the within named bargainor, 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 at Goodlettsville, Tennessee, this the 10th day of July, 2017.

Rhonda Groves-Soechting
NOTARY PUBLIC
My Commission Expires: _____

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.