BILL GARRETT, Davidson County
Trans:T20170059042 DEEDQC
Recvd: 07/11/17 08:55 2 pgs
Fees:12.00 Taxes:0.00
20170711-0069431

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

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Kirk Robert Seaton, a single man 0 Hills Hollow Road Goodlettsville, Tennessee 37072	Same	025000141.00

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 Civil District of Davidson County, Tennessee, described accordingly to the survey of Donald R. Carver, Surveyor, as follows:

Beginning at an iron pin the southerly margin of a private gravel road, said pin being located 509.0 feet, more or less, west of the intersection in said road, south 35° 00' West 152.00 feet to an iron pin; thence, South 57° 54' East 235.76 feet to an iron pin; thence, South 56° 00' East 127.31 feet to a point in the center line of Dry Creek; thence with said center line the following calls: North 69° 30' West 36.0 feet; South 43° 30' West 97.0 feet; North 71° 45' West 96.0 feet; South 63° 30' West 134.0 feet, North 66° 00' West 274.0 feet; North 81° 45' West 81.0 feet; North 44° 00' West 53.0 feet to a pointl thence, leaving said center line of said creek and with an existing fence line, North 1° 08' East 500.01 feet to a large post on the northerly margin of said private gravel road; thence with the center line of said road, South 61° 45' East 497.00 feet to the point of beginning, and containing 5.46 acres, more or less, according to said survey.

In addition to the foregoing, an easement for ingress and egress is included in this conveyance and is described as follows:

Beginning at a point in the center line of Dry Creek Road and extending for 25 feet on either side of the following line: N 63° 00' East 136.5 feet; thence N 69° 30' West to the easterly boundary line of the property herein conveyed; further an easement is granted along the existing driveway to the existing barn which is located on the property herein conveyed; Grantor further conveys an easement for right-of-way for a water line parallel to existing driveway leading to the barn.

Being the same property conveyed to Ernest E. Seaton, by Deed of Correction from James L. Stockton, of record in Record Book 5585,Page 201, dated March 31, 1980, said Register's Office to correct the Installment Deed of record in Book 2233, Page 139, 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, this 10th day of July, 2017.

Ernest E. Seaton Jr.
Affiant

My Commission Expires: _____ (Affix Seal)

Rhonda Groves-Soechting
Notary Public

RHONDA GROVES-SOECHTING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM MY COMMISSION EXPIRES JANUARY 30, 2021

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: _____

RHONDA GROVES-SOECHTING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM MY COMMISSION EXPIRES JANUARY 30, 2021

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