Bill Garrett Davidson County
Batch# 5269 DEEDWARR
09/27/2017 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $669.33
20170927-0098921

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of September, 2017, by and between Thelma Martindale, a single woman, party of the first part, and Yulanda A Seats, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 27 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Fairview Drive, said point being the common corner of Lots Nos. 26 and 27; thence northwardly with the line between said lots a distance of 228.1 feet to a point; thence westwardly a distance of 75.2 feet to a point, said point being the common corner of lots Nos. 27 and 28; thence southwardly with the line between said lots a distance 222.6 feet to a point in the northerly margin of Fairview Drive; thence with the margin of the same, eastwardly a distance of 75 feet to the point of beginning.

Being all or part of the same property conveyed to John Henry Martindale and Thelma G. Martindale by virtue of that certain Warranty Deed dated July 1, 1975, and being of record at Book 4928, Page 719 in the Register's Office of Davidson County, Tennessee. John Henry Martindale having since died on April 6, 1982 leaving Thelma G. Martindale the surviving tenant by entirety.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Thelma Martindale by Walter Hubanks, Attorney-In-Fact

Thelma Martindale by Walter Hubanks, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2017, before me personally appeared Walter Hubanks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thelma Martindale, and who acknowledged that he executed the same as the free act and deed of Thelma Martindale.

WITNESS my hand and official seal at office this 26th day of September, 2017.

Ashlee D Page

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Walter Hubanks, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Thelma Martindale, the principal.

This 26 day of September, 2017.

Walter Hubanks

Sworn to and subscribed before me by Walter Hubanks this 26th day of September, 2017.

Notary Public
My Commission Expires 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Yulanda A Seats 3816 Fairview Drive Nashville, TN 37218
Tax Parcel No	06903001600
Property Address:	3816 Fairview Dr. Nashville, TN 37218
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20170776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of September, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019

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