# WARRANTY DEED

Bill Garrett Davidson County
Batch# 57266 DEEDWARR
02/09/2018 11:26:13 AM 2 pgs
Fees: $13.00 Taxes: $998.86

20180209-0013266

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $269,952.00.

Affiant

Subscribed and sworn to before me this 9th day of February, 2018

Notary Public
My Commission expires: 3/19/19
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Cody D. Seaver | Bank of Tennessee | 071-04-0-172.00 |
| 33 Gerald Street | 301 E. Center Street | |
| Nashville, TN 37207 | Kingsport, TN 37660 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winward Properties, Inc., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cody Dillon Seaver and Megan Nicole Seaver, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being part of Lot No. 17, C.L. Morris Subdivision, Section 2, as of record in Book 2133, page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by Robert M. Dishner, Engineer, as follows:**

**Beginning at a point in the northeasterly margin of Donald Street, common corners of Lots nos. 17 and 18; thence with the margin of said Donald Street, northwestwardly 60 feet to a point at the beginning of a curve to the right; thence around said curve northwestwardly 33 feet to a point in the southeasterly margin of Gerald Street; thence with the margin of same, northeastwardly 175.25 feet to a point; thence southeastwardly and parallel to the original northeast lot line of said Lot No. 17, 129.0 feet to a point; thence at right angles northeastwardly 8.75 feet to a point in the original northeast lot line of said Lot No. 17; thence with said line southeastwardly 71 feet to a point, the original northeast corner of said lot; thence with the line between Lots 17 and 18 southwestwardly 239.0 feet to the point of beginning.**

**Being the same property conveyed to Winward Properties, Inc., from Cornerstone Investments, Inc., by deed on August 14, 2017, of record in Instrument Number 20170816-0083942, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 56, Register's Office Davidson County, Tennessee.

This is improved property known as: **33 Gerald Street, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this February 7th 2018.

**Winward Properties, Inc., a Tennessee corporation**

**By Tim E. King**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of February, 2018, before me, appeared Tim E. King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Winward Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tim E. King, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY