WARRANTY DEED

Bill Garrett Davidson County
Batch# 71653 **DEEDWARR**
03/21/2018 12:36:26 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20180321-0026711

G-VRES-18-6432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meredith Anne MacLeod	new owner	
(NAME)	(NAME)	**102-08-0-102.00**
6432 Fleetwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA ANN LATTER, PERSONAL REPRESENTATIVE OF THE ESTATE OF YVETTE K. SEBELIST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEREDITH ANNE MACLEOD, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 299 on the Plan of Horton Heights, Section H, of record in Plat Book 3600, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yvette K. Sebelist by Warranty deed from Emmett H. Turner of record in Instrument No. 20080519-0051246 Register's Office for Davidson County, Tennessee, dated May 12, 2008 and recorded on May 19, 2008. The said Yvette K. Sebelist having since died on August 15, 2017. The said Linda Ann Latter signing as Personal Representative of the Estate of Yvette K. Sebelist per the Agreed Order of record in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No.: 17P1808.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 100, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 3868, Page 740, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6432 Fleetwood Dr., Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 16th DAY OF MARCH, 2018.

Estate of Yvette K. Sebelist

BY: _____
Linda Ann Latter
Personal Representative, C.T.A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA ANN LATTER, PERSONAL REPRESENTATIVE, C.T.A. of the ESTATE OF YVETTE K. SEBELIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of March, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212