STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 77671 DEEDWARR
04/10/2018 10:28:21 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180410-0033625

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-1578D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	new owner	
Sonja R. Nowlin, unmarried woman (NAME)	(NAME)	083-04-0-086.00
2426 Pafford Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Harold L. Seavey, Jr. and Frances T. Seavey, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonja R. Nowlin, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 77 on the plan of ROSEBANK PARK, as shown by plat of record in Plat Book 1835, Page 26, in the Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the easterly margin of Pafford Drive and extends back 242.4 feet on the northerly line and 168.20 feet on the southerly line to a broken line and 168.20 feet on the southerly line to a broken line in the rear, measuring 334.5 feet thereon.

BEING the same property conveyed to Harold L. Seavey, Jr. and wife, Frances T. Seavey from Edith C. Butler, unmarried, by Deed dated August 29, 1978, in Book 5332, Page 389, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 26, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2426 Pafford Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 5th day of April, 2018.

Harold L. Seavey, Jr. — April 05, 2018 Date

Frances T. Seavey — April 05, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Harold L. Seavey, Jr. and Frances T. Seavey, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of April, 2018.

My Commission Expires:_____

Notary Public

D. TODD SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-2-21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066