Bill Garrett Davidson County Batch# 82919 DEEDWARR 04/19/2018 03:00:37 PM 2 pgs Fees: $13.00 Taxes: $962.00 20180419-0037107	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $260,000.00 Affiant Subscribed and sworn to before me, this 18 day of April, 2018. Notary Public My commission expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 12, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristi L. Seehafer	Provident Funding	04213006300
126 Port Drive	851 Traeger Ave. Ste.	100
Madison, TN 37115	San Bruno, Ca. 94066	

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 HEREBY ACKNOWLEDGE, WE,

Nancy Kay Webster, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristi L. Seehafer, a single 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. 93, on the plan of Sherry Heights, Section III, as shown on plat of record in Plat Book 2331, pages 126 and 127, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nancy K. Erdos, an unmarried woman, by Warranty Deed from Gwythalynne A. Mueller and Marlee R. Crankshaw, Both unmarried, dated June 28, 2013, of record in Instrument No. 20130711-0071671, Register's Office for Davidson County, Tennessee. Nancy K. Erdos has since married and is now known as Nancy Kay Webster. Subject property has never been the marital residence of said Grantor nor any of her heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 2331, pages 126-127, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 126 Port Drive, Madison, TN 37115.

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 in 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. 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.

Nancy Kay Webster Date: 4-17-2018

STATE OF North Carolina

COUNTY OF Alamance

Personally appeared before me, a Notary Public of said County and State, Nancy Kay Webster, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of April, 2018.

Y Marie Murphy
Notary Public
Alamance County, North Carolina
My Commission Expires 8/3/21

Y. Marie Murphy
NOTARY PUBLIC
My Commission Expires: 8/3/21