Bill Garrett Davidson County
Batch# 87476 DEEDWARR
05/02/2018 12:05:33 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20180502-0041732

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0580

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2018

Notary Public
Commission Expires: 9/10/18

COUNTY OF DAVIDSON * SUSAN L HEINRICH * NOTARY PUBLIC STATE OF TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Katelyn B Gentry 273 Elysian Fields Road Nashville, TN 37211	Victorian Finance, LLC ISAOA/A TIMA 2570 Boyce Plaza Road Pittsburg, PA 15241	133-12-0-167.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Rita L. Coates and Stacey Hume, as joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katelyn B Gentry, an 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. 31 on the Plan of Valley View Meadows, Section Three of record in Book 3700, Page 93, 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 Charles V. SeaGraff and wife, Ruby P. SeaGraff by Deed from Randall Phillips Builders, Inc., a Tennessee corporation of record in Book 4238, Page 304, Register's Office for Davidson County, Tennessee, dated May 24, 1968 and recorded on May 27, 1968.

Being the same property conveyed to Charles V. Seagraff and wife, Wanda Seagraff by Quitclaim Deed from Charles V. Seagraff of record in Instrument No. 20130924-0100256, Register's Office for Davidson County, Tennessee, dated August 06, 2013 and recorded on September 24, 2013.

Ruby Seagraff deceased on June 12, 1993 and Charles V. Seagraff deceased March 08, 2016.

Being the same property conveyed to Rita L. Coates and Stacey Hume, as joint tenants with rights of survivorship by Warranty Deed from Wanda Seagraff, unmarried of record

in Instrument No. 20160728-0077788, Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 273 Elysian Fields Road, Nashville, TN 37211.

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

Dated this the 25th day of April, 2018.

Rita L. Coates

Stacey Hume by Rita L. Coates, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Rita L. Coates

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 and official seal at Nashville, Tennessee this 25th day of April, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Rita L. Coates,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Stacey Hume** and acknowledged that she executed the same as the free act and deed of the said **Stacey Hume,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20180502-0041731, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)