Bill Garrett Davidson County
Batch# 93264 DEEDWARR
05/16/2018 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180516-0047014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bontranger and Emily Bontranger, husband and wife	Same (NAME)	
6354 Old Hickory Boulevard (ADDRESS)	(ADDRESS)	039-00-0-014.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Merrill M. Miller, Successor Trustee of The Forrest Seat and Marilyn Lois Seat Revocable Living Trust, under agreement dated 11/4/1999, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Bontranger and Emily Bontranger, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 14TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING A SURVEY MADE BY WAYNE S. COOPER, SURVEYOR, AUGUST 7, 1967, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF OLD HICKORY BLVD., AT THE SOUTHEAST CORNER OF THE RICE AND HOWELL PROPERTY, BEING 350 FEET SOUTH OF A POINT OPPOSITE A CORNER OF THE LAND CONVEYED TO GRADY PROCTOR BY DEEDS OF RECORD IN BOOK 1085 PAGE 105, AND BOOK 1088 PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE OF SAID RICE AND HOWELL PROPERTY, NORTH 87 DEGREES EAST 365.2 FEET TO AN IRON PIN IN VESTER'S LINE; THENCE WITH HIS LINE, SOUTH 54 DEGREES 25 MINUTES EAST 469.7 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES 00 MINUTES WEST 701 FEET TO A SPIKE IN THE CENTER OF OLD HICKORY BLVD.; THENCE WITH THE CENTER LINE OF SAME, AS FOLLOWS:
NORTH 16 DEGREES 30 MINUTES EAST 143 FEET TO A POINT AND NORTH 10 DEGREES 15 MINUTES EAST 150 FEET TO THE BEGINNING, CONTAINING 4.07 ACRES MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO FORREST SEAT AND WIFE, MARILYN LOIS SEAT BY INSTALLMENT DEED FROM C. E. FRANCIS AND WIFE FANNIE J. FRANCES, OF RECORD IN BOOK 4169, PAGE 312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AN ABSTRACT OF TRUST AGREEMENT FOR FORREST SEAT AND MARILYN LOIS SEAT, OF RECORD AT BOOK 11734, PAGE 766, SAID REGISTER'S OFFICE, SHOWS THAT A TRUST WAS CONSTITUTED BY THEM UNDER THE NAME THE FORREST SEAT AND MARILYN LOIS SEAT REVOCABLE LIVING TRUST DATED 11/4/99, WITH FORREST SEAT AND MARILYN LOIS SEAT TO SERVE AS CO-TRUSTEES UNTIL THE DEATH OF ONE OF THEM, AND THE REMAINING CO-TRUSTEE SHALL CONTINUE TO ACT AS SOLE TRUSTEE. THE SAID FORREST SEAT DIED ON MARCH 8, 2000, SURVIVED BY HIS WIFE MARILYN LOIS SEAT. BY A LIMITED WARRANTY DEED EXECUTED ON MAY 4, 2004 BY MARILYN LOIS SEAT, THE PROPERTY WAS CONVEYED TO FORREST SEAT AND MARILYN LOIS SEAT, AS TRUSTEES FOR THE FORREST SEAT AND MARILYN LOIS SEAT REVOCABLE LIVING TRUST, SAID INSTRUMENT BEING OF RECORD IN INSTRUMENT NO. 20040510-0052926, SAID REGISTER'S OFFICE. MARILYN LOIS SEAT DIED ON 1/27/2018. THE SAID ABSTRACT OF TRUST SETS OUT THAT UPON THE DEATHS OF BOTH CO-TRUSTEES, MERRILL M. MILLER BECAME THE SUCCESSOR TRUSTEE, AND THAT THE TRUSTEES HAVE THE POWER TO GRANT, EXCHANGE, LEASE, SELL AND CONVEY REAL AND PERSONAL PROPERTY.
MERRILL M. MILLER, INDIVIDUALLY, CERTIFIES TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCCESSOR TRUSTEE, WARRANTS, THAT THE FORREST SEAT AND MARILYN LOIS SEAT REVOCABLE LIVING TRUST WAS NEITHER REVOKED NOR AMENDED IN ANY MANNER THAT WOULD PROHIBIT THE TRUST, OR INHIBIT HER AUTHORITY AS SUCCESSOR TRUSTEE, TO CONVEY THE WITHIN PROPERTY.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6354 Old Hickory Boulevard, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 10th day of May, 2018.

The Forrest Seat and Marilyn Lois Seat Revocable Living Trust

BY: Merrill M. Miller Successor Trustee
Merrill M. Miller, Successor Trustee

Merrill M. Miller
Merrill M. Miller, Individually

STATE OF ILLINOIS
COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merrill M. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Successor Trustee of The Forrest Seat and Marilyn Lois Seat Revocable Living Trust, under agreement dated 11/4/1999, and in his capacity as such Successor Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 10th day of May, 2018.

Notary Public

My Commission Expires: 4/24/19

(SEAL)

OFFICIAL SEAL
ERIN CORLEY
Notary Public – State of Illinois
My Commission Expires April 24 , 2019

STATE OF ILLINOIS

COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Merrill M. Miller, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of May, 2018.

Notary Public

My Commission Expires: 4/24/19

(SEAL)

OFFICIAL SEAL
ERIN CORLEY
Notary Public – State of Illinois
My Commission Expires April 24 , 2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON