Recording Requested By
First American Title

Bill Garrett Davidson County
Batch# 103219 DEEDWARR
06/12/2018 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180612-0056098

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Walter A. Seul and Bernadette O'Connor, 4893 Packard Drive, Nashville, TN 37211

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Walter A. Seul and Bernadette O'Connor	MAGNOLIA BANK	148-14-0-028
4893 Packard Drive	101 WILSTON WAY # D	
Nashville, TN 37211	CAMPBELLSVILLE, KY 42718	

2860002

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, WALTER A. SEUL, a married man who acquired title as an unmarried man, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto WALTER A. SEUL and BERNADETTE O'CONNOR, husband and wife, hereinafter referred to as "Grantee", whose mailing address is 4893 Packard Drive, Nashville, TN 37211, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 30 on the Map of Blanchard Heights, as of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Tax ID No.: 148-14-0-028

BEING the same property conveyed to Grantor herein by Deed recorded in Book 9808, Page 854 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
(A) The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4893 Packard Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of MAY, 2018.

Walter A Seul
WALTER A. SEUL

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WALTER A. SEUL, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of May, 2018.

Theresa J Roberson
Notary Public
My Commission expires: 5-19-19

THERESA J ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Walter A Seal
Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 25 day of May, 2018.

Theresa J Roberson
Notary Public
My Commission expires: 5-19-19

THERESA J ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, JESSICA ANNE HANSON BETZ, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of CA

County of ORANGE

Personally appeared before me, ~~[Name of Notary]~~ TYLER FAWCETT, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

* JESSICA A.H BETZ

My Commission Expires: Nov. 26, 2018

Notary' Seal (if on paper)

TYLER FAWCETT
Commission # 2091594
Notary Public - California
Orange County
My Comm. Expires Nov 26, 2018