STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Terry M Seals
Affiant

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of June, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. 18-2298

Bill Garrett Davidson County
Batch# 111660 DEEDWARR
07/02/2018 12:06:41 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20180702-0063865

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terry M. Seals (NAME)	New Owner (NAME)	51-3-50
100 Placid Grove Lane, 503 (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (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, **Dorothy Thompson, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry M. Seals, 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. 118 on the Plan of Section II, Pleasant Acres, of record in Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Thompson, unmarried by Quit Claim Deed dated May 8, 2009 from John R. Thompson, unmarried, recorded May 12, 2009, in Instrument Number 20090512-0043797, in the Official Records of Davidson County, Tennessee.

Pursuant to the Letters of Conservatorship as filed in the Circuit Court of Davidson County, Tennessee, Docket No. 17P820, said Letter appointed Sandra T. Griffin and Christine Drowns as Conservator(s) with the authority to manage Dorothy C. Thompson, affairs.

Further Pursuant to the Order to Approve Purchase and Sale Agreement For The Sale of The Property, as filed in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Co-Conservator Sandra Griffin has been authorized without joinder of the Co-Conservator Christy Drowns and empowered to sign all closing documents necessary to convey the property of 708 Chadwell Drive, Madison, TN. 37115 to Terry M. Seals.

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 2133, page 75, Register's Office for Davidson County, Tennessee.

The 2017taxes 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 708 Chadwell 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 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 28th day of June, 2018.

Dorothy Thompson by Sandra T. Griffin, as Co-Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sandra T. Griffin, as Co-Conservator for Dorothy Thompson, with whom I am personally acquainted, and who acknowledged that Sandra T. Griffin executed the within instrument for the purposes therein contained, and who further acknowledge that Sandra T. Griffin is the Co-Conservator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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