Bill Garrett Davidson County
Batch# 113061 DEEDWARR
07/06/2018 10:26:53 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20180706-0065519

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0670HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
5th day of July, 2018

Notary Public
Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William E. Seaver 508 Moncrief Avenue Goodlettsville, TN 37072	Churchill Mtg. 761 Old Hickory Blvd Brentwood TN 37027	025-03-0-009.00

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,

Kenneth C. Batey and wife, Judy G. Batey

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

William E. Seaver and Melanie F. Seaver, husband and wife

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:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and that property conveyed to Kenneth & Judy Batey in DB 20080929-0098719 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 06/17/18 as follows:

Beginning at a set iron pin in the northwesterly margin of Moncrief Ave., said pin being the northeast corner of Kenneth & Judy Batey in DB-20100507-0035056 R.O.D.C.T., and the most southeast corner of Herein described tract; Thence now leaving said margin N 58°04'11" W, passing an existing iron pin at 125.00' a total of 846.10' to an existing iron pin in the center of Old Hitt Lane (unimproved); Thence with said Old Hitt Lane N 00°40'50" W, 113.48' to an existing iron pin; Thence S 57°43'00" E, passing an existing iron pin in an old fence at 12.50' a total of 907.38' to an existing railroad spike in the northwesterly margin of Moncrief Ave.; Thence with said margin S 32°00'00" W, 90.00' to the point of beginning containing 1.866 acres.

BEING part of the same property previously conveyed to Kenneth C. Batey by Quitclaim Deed from Annie Sue Batey, dated 1/14/05 and recorded 1/20/05 in Instrument Number 20050120-0007179, as corrected and re-recorded in Instrument Number 20050829-0103248, said Register's Office.

BEING part of the same property previously conveyed to R. T. Batey and wife, Annie Sue Batey by Quitclaim Deed from Kenneth C. Batey, dated 7/13/89 and recorded 7/14/89 in Book 7889, Page 367, as corrected and re-recorded in Instrument Number 20050829-0103247, said Register's Office. The said R. T. Batey is reported to have since died.

BEING part of the same property previously conveyed to Kenneth C. Batey by Warranty Deed from R. T. Batey and wife, Annie Sue Batey, dated 8/7/81 and recorded 8/17/81 in Book 5782, Page 684, as corrected and re-recorded in Instrument Number 20050829-0103246, said Register's Office.

FURTHER BEING part of the same property conveyed to Kenneth C. Batey and wife, Judy G. Batey by Quitclaim Deed from Kenneth C. Batey, dated 4/10/07 and recorded 4/12/07 in Instrument Number 20070412-0043644, as corrected by Correction Quitclaim Deed dated 9/18/08 and recorded 9/29/08 in Instrument Number 20080929-0098719, Register's Office for Davidson County, Tennessee.

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: 508 Moncrief Avenue, Goodlettsville, TN 37072.

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 5th day of July, 2018.

Kenneth C. Batey

Judy G. Batey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth C. Batey and Judy G. Batey** 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 Hendersonville, Tennessee this 5th day of July, 2018.

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

