# WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $748,045.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-22
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Parker Seabolt and Casey Seabolt<br>6352 Bresslyn Road<br>Nashville, TN 37205 | OWNER | 115-11-0-075.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bartholomew Jerome Kline and Gabrielle Dawn Kline, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Parker Seabolt and Casey Seabolt, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, Being Lot No. 262 on the Plan of West Meade Farms, Inc., Section "P", as of Record in Book 2133, Page 22, Register's Office for said County,

Said Lot No. 262 fronts 141.2 feet on the Northerly margin of Bresslyn Road and runs back 356.0 feet O the West side and 355.5 feet on the East side to a rear line which measure 142.1 feet.

Being the same property conveyed to L. Allen Morgan, IV, and wife, Patty S. Morgan by Warranty Deed dated 04/03/1979 from James Carl Belly, Sr., and wife, Marie B. Bellamy of record in Book 5428, Page 138, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Bartholomew Jerome Kline and Gabrielle Dawn Kline, husband and wife by Warranty Deed dated 02/16/2017 from Patty S. Morgan, Surviving Tenant by the Entirety of L. Allen Morgan, IV of record in Instrument 201702170016365, Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 157034 **DEEDWARR**
11/06/2018 11:30:16 AM 2 pgs
Fees: $13.00 Taxes: $2,767.77

20181106-0109903

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 6352 Bresslyn Road, Nashville, TN 37205

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 the 5th day of November, 2018.

Bartholomew Jerome Kline

Gabrielle Dawn Kline

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bartholomew Jerome Kline and Gabrielle Dawn Kline with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 5th of November, 2018.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

