(1)

Prepared By ~~& Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1675TN

Return To:
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF TENNESSEE ~~TN~~
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~TN~~ ~~13th~~ 14th day of December, 2018.

Notary Public
Commission Expiration: 12/05/2020

Karen Y Johnson Davidson County
Batch# 174617 **DEEDWARR**
12/17/2018 09:39:21 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20181217-0122211

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Tessa Morrell 66 Rolling Meadows Dr Goodlettsville, TN 37072	F & M Bank 50 Franklin Street Clarksville, TN 37040	33-04-A-66.00

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, **Cathy P. Seigenthaler, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tessa Morrell, single 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:

Property known as 66 Rolling Meadows Dr Goodlettsville, TN 37072, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 66, as shown on the map entitled Rolling Meadows, Phase One, Section VIII, of record in Plat Book 7900, page 873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CATHY P. SEIGENTHALER, A MARRIED WOMAN, by deed from MICHAEL H. GREELEY, TRUSTEE FOR THE MICHAEL H. GREELEY TRUST DATED JULY 22, 2000 (ERRONEOUSLY STATED AS MICHEL H. GREELEY IN PREVIOUS DEED), of record as Instrument No. 20011016-0112353, dated October 10, 2001, for a consideration of $112,000.00, said Register's Office.

Grantor has since divorced pursuant to Final Decree of Divorce filed in Docket No. 2001D-504, in the Chancery Court for Sumner County, Tennessee.

Grantor warrants that this property was not the marital residence of the Grantor's ex-husband and is not subject to any marital interests therein.

Tax Map and Parcel ID is as follows 33-04-A-66.00

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.

This is improved property known as: 66 Rolling Meadows Dr, 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 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 unemcumbered, 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 hand this 13th day of December, 2018.

Cathy P. Seigenthaler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2018, before me personally appeared **Cathy P. Seigenthaler**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of December, 2018.

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Notary Public
Commission Expiration: 9/20/2021