Karen Y Johnson Davidson County
Batch# 176406 DEEDWARR
12/20/2018 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $600.32
20181220-0123951

21429
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Chad A. Lautt, Trustee
P O Box 23096
Nashville, TN 37202

Send Tax Bills to:

New Owner

Map/Parcel: 05208015600

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, **Deborah L. Burnett; Harold Dean Burton; Arnold M. Felts and Cynthia Glenn heirs to the Estate of Dorothy L. Seay** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Chad A. Lautt, Trustee of the Tip Top Trust Agreement dated 10/11/2007**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to any and all easements, zoning regulations and restrictions of record.

This is improved property known as: 1128 Sioux Terrace, 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 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 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) as on the date shown on the Notary forms.

Deborah L. Burnett

Harold Dean Burton
by: Deborah L. Burnett, Atty. In Fact

Cynthia Glenn
by: Deborah L. Burnett, Atty. In Fact

Arnold M. Felts
by: Deborah L. Burnett, Atty. In Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah L. Burnett,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of December, 2018.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah L. Burnett, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Harold Dean Burton; Cynthia Glenn and Arnold M. Felts, and acknowledged that she executed the same as the free act and deed of the said Harold Dean Burton; Cynthia Glenn and Arnold M. Felts, and for the purposes therein contained.

Witness my hand and official seal at office, this the 19th day of December, 2018.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $162,250.00

Affiant

Subscribed and sworn to before me this 19th day of December, 2018.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

EXHIBIT "A" **GF#: 21429**

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of MEADOW BEND, SECTIION III, of record in Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to George C. Seay and wife, Dorothy L. Seay by deed from Jim Bale and Wayne Grubbs, d/b/a Century Services, filed of record in Book 7219, page 408, Register's Office for Davidson County, Tennessee. the said George C. Seay having predeceased Dorothy L. Seay. The said Dorothy L. Seay having died on 3/6/18 with Administration of Estate, No. 18P1182, leaving four children as sole heirs at law, Deborah L. Burnett, Harold Dean Burton, Arnold M. Felts and Cynthia Glenn.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

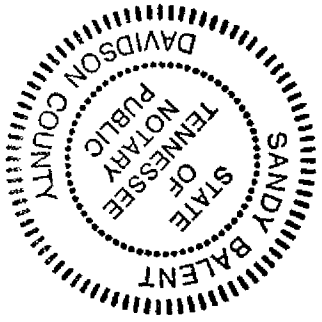
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).