Karen Johnson Davidson County
Batch# 223419 DEEDWARR
04/29/2019 12:56:52 PM 2 pgs
Fees: $13.00 Taxes: $621.60
20190429-0039279

21595
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Kent D. Goodson
1019 Prim Drive
Madison, TN 37115

Send Tax Bills to:
New Owner

Map/Parcel: 03316003200

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, **Rebecca Seagraves, unmarried, and Minnie L. Seagraves, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Kent D. Goodson ,** 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:

LAND in Davidson County, Tennessee, being Lot No. 161 on the Map of Primrose Acres Subdivision, Section II, as of record in Book 2900, page 44, Register's Office for said County.

Said Lot No. 161 fronts 110.0 feet on the southeast margin of Prim Drive and extends back 416.9 feet on the southwest line and 475.3 feet on the northeast line, which is a broken line, to a dead line in the rear measuring 58.0 feet thereon.

BEING the same property conveyed to Lewis Ray Seagraves and Rebecca Seagraves by Quitclaim Deed from Minnie Lou Seagraves, retaining unto herself a life estate, dated February 25, 2004, and filed in Instrument No. 20040228-0021657, said Register's Office; the said Lewis Ray Seagraves having conveyed all his right, title and interest to Rebecca Seagraves by Quitclaim Deed filed in Instrument No. 20050506-0051418, said Register's Office. The said Rebecca Seagraves having conveyed a one-half interest to Lewis Ray Seagraves by Quitclaim Deed dated January 16, 2010, and filed in Instrument No. 20100126-0006694, said Register's Office.
The said Lewis Ray Seagraves having died intestate on April 27, 2013, and pursuant to the Affidavit of Heirships filed at Instrument Nos. 20190429-0039277 **and** 20190429-0039278 **, title to his one-half interest is now vested in Minnie L. Seagraves, his sole heir at law.**

THIS conveyance is subject to: Taxes for current year prorated and assumed by Grantee; all matters as shown on the recorded plat and any other existing easements and restrictions of record and all zoning regulations that is applicable.

This is improved property known as: 1022 Prim 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 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.

Rebecca Seagraves

Rebecca Seagraves

Minnie L. Seagraves

Minnie L. Seagraves

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 17th day of April, 2019.

Notary Public

My Commission Expires:

3/8/22

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 $168,000.00

Affiant

Subscribed and sworn to before me this 17th day of April, 2019.

Notary Public

My Commission Expires:

3/8/22

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