WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$300,000.00.

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 8th DAY OF **May, 2019.**

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eli Bates and Timothy Drowns	Same as new owners	Map 25, Parcels 42 & 141
133 Seven Springs Drive		
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **KIRK ROBERT SEATON, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **ELI BATES AND TIMOTHY DROWNS, Joint Tenants with right of survivorship,** 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:

Tract 1 Being known as Map 25 Parcel 42.00

A tract of land in the 10th, formerly the 20', Civil District of Davidson County, Tennessee, described accordingly to a copy of a survey thereof, made by J.H. Wauford & Company, May 23, 1952:
Beginning at an iron pin in the southerly margin of an old roadway on the north bank of Dry Creek, which iron pin is South 63 degrees West 136.5 feet from the center line of Dry Creek Road; thence along and with the center line of Dry Creek, as follows: North 69 degrees 30' West 250 feet to an iron pin; thence N. 56° 00' W 127.31 feet to an iron pin; thence N. 57° 54' W 235.76 feet to an iron pin; thence N. 35° 00' E 152 feet to an old roadway; thence along the southerly margin of the same, South 62° 45' E 509 feet to the point of beginning, containing 1.7 acres, more or less.

Tract 2 Being Known as Map 25 Parcel 141.00

A tract of land in the 10th Civil District of Davidson County, Tennessee, described accordingly to the survey of Donald R. Carver, Surveyor, as follows:
Beginning at an iron pin the southerly margin of a private gravel road, said pin being located 509.0 feet, more or less, west of the intersection in said road, south 35° 00' West 152.00 feet to an iron pin; thence, South 57° 54' East 235.76 feet to an iron pin; thence, South 56° 00' East 127.31 feet to a point in the center line of Dry Creek; thence with said center line the following calls: North 69° 30' West 36.0 feet; South 43° 30' West 97.0 feet; North 71° 45' West 96.0 feet; South 63° 30' West 134.0 feet, North 66° 00' West 274.0 feet; North 81° 45' West 81.0 feet; North 44° 00' West 53.0 feet to a point; thence, leaving said center line of said creek and with an existing fence line, North 1° 08' East 500.01 feet to a large post on the northerly margin of said private gravel road; thence with the center line of said road, South 61° 45' East 497.00 feet to the point of beginning, and containing 5.46 acres, more or less, according to said survey.

In addition to the foregoing, an easement for ingress and egress is included in this conveyance and is described as follows:
Beginning at a point in the center line of Dry Creek Road and extending for 25 feet on either side of the following line: N 63° 00' East 136.5 feet; thence N 69° 30' West to the easterly boundary line of the property herein conveyed; further an easement is granted along the existing driveway to the existing barn which is located on the property herein conveyed; Grantor further conveys an easement for right-of-way for a water line parallel to existing driveway leading to the barn.

Being the same property conveyed to Kirk Robert Seaton by Quitclaim Deeds from Ernest E Seaton, Jr dated 7/10/17 and filed for record on 7/11/17 of record in Book 201707110069430 and 201707110069431, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **0 & 115 Hills Hollow Road, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

Karen Johnson Davidson County
Batch# 229117 **DEEDWARR**
05/13/2019 10:55:03 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190513-0044596

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representative, to warranty 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 8th day of May, 2019.

Kirk Robert Seaton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirk Robert Seaton the bargainor(s) 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 this 8th day of May, 2019.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY