Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0188

Karen Johnson Davidson County
Batch# 230040 DEEDWARR
05/15/2019 09:05:09 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20190515-0045620

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of May, 2019

Notary Public

Commission Expires: 7/19/2021

GINGER ASHBY DICKEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lucy S. Seaver 510 Moncrief Avenue Goodlettsville, TN 37072	FirstBank 318 Seaboard Ln Ste 205 Franklin, TN 37067	025-03-0-008.00

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/WE,

Kenneth Carlton Batey and Sharyn Rebecca Batey, heirs at law of Annie Sue Batey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucy S. Seaver, an unmarried 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:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and that property conveyed to Kenneth Carlton Batey and Sharyn Rebecca Batey in BK 20160110002387 R.O.D.C.T. more accurately described according, to a survey by Anthony T. Bollinger RLS TN LIC No. 2095 dated 09/28/18 as follows:

Beginning at an existing iron pin in the Northwesterly margin of Moncrief Ave., said pin being the Northeast corner of William Seaver in BK 20187060065519 R.O.D.C.T., and the Southeast corner of herein described tract: Thence now leaving said margin with said Seaver North 57 degrees 43 minutes 00 seconds West, 602.38' to a set iron pin, a common corner to R.T. Batey in DR 1785, PG 362 R.O.D.C.T.; Thence now leaving said Seaver with said Batey for the next two calls: North 29 degrees 07 minutes 42 seconds West 195.97' to a set iron pin; Thence South 58 degrees 10 minutes 39 seconds East 270.00' to an existing iron pipe, said pipe being a common corner to Mark Harvey in DB 2014112 0104238 R.O.D.C.T., Thence, leaving said Batey with said Harvey South 58 degrees 10 minutes 39 seconds East, 503.99' to an existing iron pin in the Northwesterly margin of said Moncrief Ave.; Thence leaving said Harvey with said margin South 32 degrees 00 minutes 00 seconds West, 100.00' to the point of beginning containing 1.537 acres, more or less.

Being a portion of the same property conveyed to R. T. Batey and wife, Annie Sue Batey by Warranty Deed from H. E. Criss and wife, Mildred Criss of record in Book 1785, Page 362, Register's Office for Davidson County, Tennessee, dated December 31, 1949 and recorded on January 18, 1950. (Value or consideration as shown in aforementioned deed $5,000.00.)

R. T. Batey predeceased Annie Sue Batey on September 18, 2004. Annie Sue Batey died intestate on July 19, 2013, Estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 14P-1265. Kenneth Carlton Batey and Sharyn Rebecca Batey are the heirs at law of Annie Sue Batey, per Affidavit of Heirship of record in Instrument No. 20190515-0045619, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20181119-0113550, Register's Office for Davidson County, Tennessee.

Being also known as 510 Moncrief Avenue, Goodlettsville, TN 37072.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 510 Moncrief Avenue, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6 day of May, 2019.

Kenneth Carlton Batey

Sharyn Rebecca Batey by Kenneth Carlton Batey, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Carlton Batey** 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 Hendersonville Tennessee this 6th day of May, 2019.

Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Carlton Batey** 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, and who further acknowledged that he is the attorney in fact for **Sharyn Rebecca Batey** and that he is the authorized by **Sharyn Rebecca Batey** to executed this instrument on her behalf.

Witness my hand and official seal at Hendersonville Tennessee this 6th day of May, 2019.

Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)