Karen Johnson Davidson County
Batch# 243583 DEEDWARR
06/14/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190614-0057582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Richard A. Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0354

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leland D. Watts	NEW OWNER	Map: 13216004600
(NAME) 2819 Gallatin Road	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMUEL HOUSTON SEAT AND WIFE, LONNIE FOSTER SEAT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LELAND D. WATTS, MARRIED,

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 Lot No. 823 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 823 fronts 80 feet on the southerly side of Lynn Drive, and extends back 209.55 feet on the westerly line and 191.2 feet on the easterly line, to a dead line in the rear, which is a broken line on which measures 81.99 feet.

Being the same property conveyed to Samuel Houston Seat and wife, Lonnie Foster Seat, by deed from Andrew Ewing, Trustee, of record in Book 3538, Page 233, dated July 12, 1962, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 66, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 108; Book 3400, Page 226, amended in Book 3435, Page 357 and Book 3502, Page 555, Register's Office for said County.

Power of Attorney of record in Instrument 201906140057581, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 411 Lynn Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 13th day of June, 2019.

Samuel Houston Seat by Janie Elaine Seat as POA; Attorney in Fact

Samuel Houston Seat
By: Janie Elaine Seat, as Attorney in Fact

Lonnie Foster Seat

Lonnie Foster Seat

TINA D. GREGG
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox.

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

Witness my hand and official seal this, 13th day of June, 2019.

My Commission Expires:

Notary Public

My Commission Expires 7/6/2020

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Janie Elaine Seat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Samuel Houston Seat, as his, Attorney-in-Fact, as the free act and deed of the within named Samuel Houston Seat.

Witness my hand and official seal this 13th day of June, 2019.

My Commission Expires:

Notary Public

My Commission Expires 7/6/2020

TINA D. GREGG
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.