Karen Johnson Davidson County
Batch# 249610 DEEDWARR
06/27/2019 10:41:28 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20190627-0062420

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-8934-PILK

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Marton		MAP
3713 Turley Drive	NEW OWNER	PARCEL 148-01-0-011.00
Nashville, TN 37211		
(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, WE, **Brenda Sue Seiner, unmarried, Christopher Eric Seiner, unmarried and Stephanie Dye, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Marton, Single 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:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Hillbrook, Section 3 of record in Plat Book 3300, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Woodrow W. Seiner, Jr., and wife, Brenda Sue Seiner by Warranty Deed from Zack R. Cheek and wife, Emelyn T. Cheek, of record in Book 4565, Page 101, Register's Office for Davidson County, Tennessee, dated December 27, 1971 and recorded on December 30, 1971. (Value or consideration shown in aforementioned Deed $22,800.00)
The said Woodrow W. Seiner, Jr. having since died leaving Brenda Sue Seiner as surviving tenant by the entirety.

Being the same property conveyed to Brenda Sue Seiner, unmarried, Christopher Eric Seiner, unmarried, and Stephanie Dye, unmarried by Quitclaim Deed from Brenda Sue Seiner, unmarried, of record in Instrument No. 20030910-0132243, Register's Office for Davidson County, Tennessee, dated September 10, 2003 and recorded on September 10, 2003, and by Corrective Quitclaim Deed recorded on November 05, 2007 of record in Instrument No. 20071105-0130003, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3713 Turley Drive, Nashville, TN 37211.**

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 hand(s) this the 25th day of June, 2019.

Christopher Eric Seiner

Brenda Sue Seiner by Christopher Seiner, Attorney-in-Fact

Stephanie Dye by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this the 25th day of June, 2019.

My Commission expires 3-19-23

Notary Public

RITA MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Seiner** 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 on behalf of **Brenda Sue Seiner**, as her Attorney in Fact, as the free act and deed of the within named **Brenda Sue Seiner**.

Witness my hand and official seal this the 25th day of June, 2019.

My Commission expires 3-19-23

Notary Public

RITA MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **Stephanie Dye**, as her Attorney in Fact, as the free act and deed of the within named **Stephanie Dye.**

Witness my hand and official seal this the 25th day of June, 2019.

My Commission expires 3-19-23

Notary Public

RITA MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON