This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, is $295,000.00

Affiant

Subscribed and sworn before me this the 19th day of July, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson . Davidson County
Batch# 260542 DEEDWARR
07/23/2019 09:15:21 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190723-0071966

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shanelle K. Seeley 2873 Call Hill Rd Nashville, TN 37211	New Owner	172-15-0A 014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LETITIA M. GARBER, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHANELLE K. SEELEY, a married woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Holt Woods, Section One, of record in Plat Book 7900, Pages 878 and 879 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Letitia M. Garber, an unmarried woman, by deed from Audra L. Pierce and Brian M. Pierce, Wife and Husband, dated 02/28/2017, of record in Instrument No. 20170301-0020371, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2873 Call Hill Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LMG

Witness my hand this the 19th day of July, 2019.

Letitia M. Garber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Letitia M. Garber,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY