Karen Johnson Davidson County
Batch# 322254 DEEDWARR
11/27/2019 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $336.70
20191127-0123022

#35134

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35134-10-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $91,000.00. Affiant Subscribed and sworn to before me this 25th day of November, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Adam Craig Seaunier 303 Gates Road Goodlettsville, TN 37072	**Send Tax Bills To:** Adam Craig Seaunier 303 Gates Road Goodlettsville, TN 37072	**Tax Information:** Map and Parcel No.: 034 05 0 010 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis W. Finegan, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Craig Seaunier, a single person** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 303 Gates Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2019.

Dennis W. Finegan

STATE OF WA
COUNTY OF Lewis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis W. Finegan, 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 for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2019.

Notary Public

My Commission Expires: 8/27/21

MANDY M MCKINLEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 27, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Gatewood, Section 1, as of record in Book 3300, pages 47-52, inclusive, Register's Office for said County.

Said Lot No. 23 fronts 75 feet on the west side of Gates road and runs back 188.3 feet on the north line and 190 feet on the south line, to a dead line in the rear on which it measures 73.2 feet.

Being the same property conveyed to Dennis W. Finegan, a single person, by deed dated May 16, 2008 from Stephanie Cole and Timothy Bagwell, both single of record in Instrument No. 20080520-0051534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 034 05 0 010 00.
2. Goodlettsville City taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No.: 034 05 0 010 00.
3. Restrictive Covenants contained in an instrument of record in Book 3370, page 121, amended in Book 3398, page 438, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

