Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1514

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew King, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Myron Cade Seeley and Bethany Williams Seeley, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Re-Subdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 and Block 23 and 24, Cumberland Nurseries, of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 50 feet on the Northerly margin of Lutie Street and extends back between parallel lines 180 feet to a dead line in the rear whereon it measures 50 feet.

Being the same property conveyed to Andrew King, an unmarried man by deed from Brett Noman, a single man, dated May 31, 2018, of record in Instrument No. 20180601-0052368, Register's Office for Davidson County, Tennessee. Andrew King is now married. The subject property has not been the residence of the Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 212 Lutie Street, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 329997 DEEDWARR
12/16/2019 10:19:11 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20191216-0129296

WITNESS THE EXECUTION HEREOF this 12th day of December, 2019.

Andrew King

State of Tennessee )
County of Davidson)

On this 12th day of December, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew King, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 440,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of December, 2019.

Notary Public

My Commission Expires: 12/11/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Myron Cade Seeley<br>212 Lutie Street<br>Nashville, TN 37210 | Raymond James Bank, NA<br>710 Carillon Parkway<br>St. Petersburg, FL 33716 | 119-05-0-214.00 |