Karen Johnson Davidson County
Batch# 435549 DEEDWARR
07/10/2020 02:44:34 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20200710-0075689

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Stacey Palmer
Affiant

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Subscribed and sworn to before me this 1st day of July, 2020.

Briana Gage
Notary Public
My Commission Expires:

2020-386

Address of New Owner:	Send Tax Bills to:	Tax Information:
Meredith Seeley	new owner	
3505 Central Avenue		104-05-0-378.00
Nashville, TN, 37205		

WARRANTY DEED

For and in 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

Marsha Bates Mauney, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Meredith Wood Seeley, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Richland Realty Companys, Second Subdivision "B" of record in Plat Book 332, Page 92, 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 Marsha Bates Mauney by Warranty deed from John G. Brimmer and wife, Elaine W. Brimmer of record in Instrument No. 20060726-0089778 Register's Office for Davidson County, Tennessee, dated July 19, 2006 and recorded on July 26, 2006. (Value of consideration shown in aforementioned deed $349,000.00.) Being also known as 3505 Central Avenue Nashville, Tennessee 37205.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3505 Central Avenue, Nashville, TN 37205**

RETURN TO
RUDY TITLE AND ESCROW, LLC
OUR FILE: A P 20 3505
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

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 1st day of July, 2020.

Marsha Bates Mauney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2020.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/20/2023