WARRANTY DEED

Karen Johnson Davidson County
Batch# 444051 **DEEDWARR**
07/27/2020 09:41:35 AM 2 pgs
Fees: $13.00 Taxes: $939.80

20200727-0081857

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob E. Garner	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	034-05-0010.00
(NAME)	(NAME)	
303 Gates Road	PO Box 961292	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Fort Worth, TX 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Adam Craig Seaunier, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacob E. Garner, an unmarried man,** 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:

BEING Lot No. 23 on the Plan of Gatewood, Section 1, as shown by plat of record in Plat Book 3300, Page 47-52, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

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 Adam Craig Seaunier, a single person by deed from Dennis W. Finegan, a single person dated 11-25-19 of record in Instrument No. 20191127-0123022, Register's Office for said County.

Being the same property conveyed to Dennis W. Finegan, a single person, by deed from Stephanie Cole and Timothy Bagwell dated 05-16-2008 of record in Instrument No. 20080520-0051534, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 303 Gates Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 29th day of June, 2020.

6-29-2020

Adam Craig Seaunier

State of Tennessee
County of Davidson

Personally appeared before me Adam Craig Seaunier, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2020.

Judy Reed

Notary Public Judy Reed
My Commission Expires: 11.20.24

File No.: 1865

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY