THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 449035 **DEEDWARR**
08/03/2020 01:25:09 PM 2 pgs
Fees: $13.00 Taxes: $2,781.48

20200803-0085401

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE :
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 751,750.00.

Ashonti Tanisha Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2020

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashonti Tanisha Davis	Triumph Bank	MAP
905 Boscobel Street	1780 Moriah Woods Blvd. Ste. 4	PARCEL 082-16-0-289.00
Nashville, TN 37206	Memphis, Tennessee 38117	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Adelee Traylor, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashonti Tanisha Davis**

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Bailey Subdivison of record in Plat at Instrument No. 20120409-0029792, 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 Adelee Seidel and Victor Seidel, wife and husband by Warranty deed from Cecil H. Steele,Jr. and Rolando E. Velaso, as joint tenants with right of survivorship of record in Instrument No. 20160509-0045952 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on May 09, 2016.

Affidavit of Heirship recorded on November 06, Instrument No. 20191106-0114572
Affidavit of Heirship recorded on November 06,Instrument No: 2019 20191106-0114573.
Victor Keith Seidel, III died on or about September 26, 2018

Being the same property conveyed to Adelee Traylor, an unmarried woman by Quitclaim deed from Victor Seidel II and Gayle Greene of record in Instrument No. 20191106-0114574 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 06, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **905 Boscobel Street, Nashville, TN 37206.**

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 hand(s) this the 31st day of July, 2020.

Adelee Traylor by R. L. Moore, Attorney-in-Fact

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 **R. L. Moore** 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 on behalf of **Adelee Traylor**, as her Attorney in Fact, as the free act and deed of the within named **Adelee Traylor**.

Witness my hand and official seal this the 31st day of July, 2020.

My Commission expires 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON