RETURN TO:
BANKERS TITLE & ESCROW
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 620097 DEEDWARR
04/21/2021 11:36:51 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20210421-0053336

G-SB-TAG-21-928

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF APRIL 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Parker Seabolt and Casey Seabolt	owners	
(NAME)	(NAME)	**118-05-0-153.00**
1705 Montclair Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN BADER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARKER SEABOLT AND CASEY SEABOLT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

In Davidson County, State of Tennessee, Being Lot No. 7 of Block "A" on the Map of Battlefield states, Section No. 2, of record in Book 843, Page 108, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning on the Northerly margin of Battlefield Drive at the corner of Lots Nos. 6 and 7; thence with the line between said two lots Northwardly 260.5 feet to the Southerly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way Eastwardly 147 feet to the Westerly margin of Battlefield Drive; thence with said Drive Southwardly and Southwestwardly 285 feet to the beginning.

included in the above description, but expressly excluded therefrom is the following described property conveyed to the State of Tennessee in Book 4803, Page 757, said Register's Office.

Beginning at the point of intersection of the South right-of-way of the Tennessee Central Railroad and the West margin of Craig Avenue; thence along the said West margin Southwardly along a curve left having a radius of 434.3 feet for 106.6 feet thence North 8 degrees 40 minutes West 133.0 feet to a point; thence North 18 degrees 21 minutes West 103.9 feet to a point in the said right-of-way; thence along the said right-of-way North 89 degrees 46 minutes East 147.2 feet to the point of beginning and containing 14,148 square feet.

Being the same property conveyed to Carolyn Bader by QuitClaim deed from George Whitfield James of record in Instrument No. 20140721-0064418 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on July 21, 2014. Being the same property conveyed to George Whitfield James, and wife, Carolyn B. James by Warranty deed from Paula Caye McQuire Crook (now known as PaulaCaye McQuireCrook Strutridge) and husband, Richard Sturtridge of record in Instrument No. 20011031-0118886 Register's Office for Davidson County, Tennessee, dated October 31, 2001 and recorded on October 31, 2001.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1148, Page 699, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20071015-0122104 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **928 Battlefield Drive, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th DAY OF APRIL, 2021.

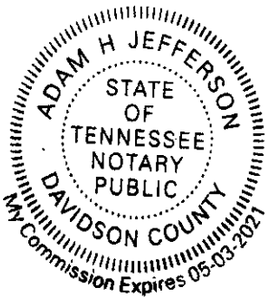
Carolyn Bader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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Nashville, TN 37212