WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090023948 DEEDWARR
Recvd: 04/13/09 08:57 4 pgs
Fees: 23.00 Taxes: 1184.00
20090413-0032649

LAURA B. ENINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-4-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Kay Jr.	James D. Kay, Jr. 222 2nd Avenue North	**131-11-58**
(NAME)	(NAME)	
222 2nd Ave N Ste 340-M	Suite 340-M	
(ADDRESS)	(ADDRESS)	
Nashville TN 37201	Nashville TN 37201	
(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, WE, **Jonathan A. Seaman and Barbara L. Shoemake, Co-Trustees, Seaman-Shoemake Family Revocable Living Trust, UAD July 16, 2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James D. Kay Jr., married**, 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. 17 on the Plan of Seven Hills, as of record in Book 2133, pages 81 and 82, Register's office for said County.

Said Lot No. 17 fronts 189.1 feet on the westerly side of Benton Smith Road and runs back 275 feet on the northerly line and 284 feet on the southerly line to a dead line in the rear on which it measures 170 feet.

Being the same property conveyed to Jonathan A. Seaman and Barbara L. Shoemake, Co-Trustees, Seaman-Shoemake Family Revocable Living Trust, UAD July 16, 2007 by deed dated July 16, 2007 from Jonathan Arnold Seaman and Barbara Shoemake of record in Instrument No. 20070720-0086513, said Register's Office.

For the purpose of identifying the Trust Instrument under which the Grantors have acquired and transferred title to the aforesaid property, see Exhibit A attached.

unimproved ☐

This is improved ☒ property, known as **4619 Benton Smith Road, Nashville, TN 37215**

(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 hand this 9th day of April, 2009.

Seaman-Shoemake Family Revocable Living Trust
UAD July 16, 2007

By: Jonathan A. Seaman Co-Trustee
Jonathan A. Seaman, Co-Trustee

Co-Trustee
Barbara L. Shoemake, Co-Trustee

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 Jonathan A. Seaman and Barbara L. Shoemake, Co-Trustees of the Seaman-Shoemake Family Revocable Living Trust, UAD July 16, 2007 the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Co-Trustees for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF APRIL, 2009.

Commission expires: 3-4-13

Notary Public

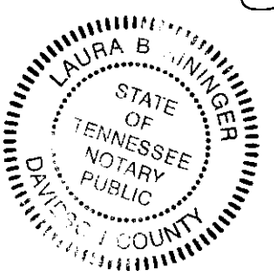


Exhibit A

CERTIFICATION OF TRUST
FOR THE
SEAMAN-SHOEMAKE FAMILY REVOCABLE TRUST
U/A/D JULY 16, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Jonathan A. Seaman and Barbara L. Shoemake being first duly sworn, depose and say they are at least 18 years of age and are the current co-trustees of the Seaman-Shoemake Family Revocable Trust, u/a/d July 16, 2007, and further state as follows:

1. The Seaman-Shoemake Family Revocable Trust is a valid, existing trust, having been created by Seaman-Shoemake Family Revocable Trust Agreement on July 16, 2007

2. (a) The creators of the trust are Jonathan A. Seaman and Barbara L. Shoemake.

   (b) The current co-trustees are Jonathan A. Seaman and Barbara L. Shoemake.

   (c) The first named successor trustees are Elizabeth White and Rebecca Seaman. The second named successor trustee is Matt Shoemake.

3. The administrative and/or managerial powers of the trustee are enumerated in Item X of the Trust Agreement. The Co-Trustee's Powers include, but are not limited to, the provisions of Tennessee Code Annotated Section 35-50-110. These powers include purchasing, selling and mortgaging real property.

4. (a) The trust is revocable.

   (b) The persons holding the power to revoke the trust are Jonathan A. Seaman and Barbara L. Shoemake.

5. The following trustees have the authority to sign documents and instruments: Jonathan A. Seaman and Barbara L. Shoemake.

6. The conditions for the succession of the successor trustees are resignation, death, incapacitation or removal.

7. The Trust shall be identified by one of the creator's Social Security Number.

8. Real property conveyed to the Trust should be titled as follows: Jonathan A. Seaman and Barbara L. Shoemake, Co-Trustees of the Seaman-Shoemake Family Revocable Trust, u/a/d July 16, 2007.

9. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 9 day of April, 2009.

Jonathan A. Seaman

Barbara L. Shoemake

Sworn to and subscribed to before me this 9th day of April, 2009.

Notary Public

My commission expires: 3-4-13

LAURA B. BININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860