WARRANTY DEED

File #12113114

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Worley and R. Chelsea Romersa	Same As New Owners	053070002.00
(NAME)	(NAME)	
808 Hadley Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37136		
(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, I/WE, **James E. Seeley, III, M.D., Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin J. Worley and R. Chelsea Romersa,** 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:

Beginning at a point on the westerly margin of Golf Club Road and the southeasterly corner of Old Hickory Utility District of Davidson County, TN as of record in Book 2813, Page 445, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Thence S 01 deg. 36' 24" W, 112.00 feet to a point; thence S 06 deg. 06' 24" W, 115.18 feet to a point; thence with a curve to the right, having a central angle of 128 deg. 08' 36", a radius of 25.00 feet and an arc length of 55.91 feet to a point; thence N 45 deg.45' 00" W, 204.74 feet to a point; thence N 41 deg. 35' 51" E, 148.16 feet to a point; thence S 83 deg. 34' 31" E, 106.66 feet to the point of beginning, containing 33,938 square feet or 0.77 acres.

Being the same property conveyed to James E. Seeley, III, M.D., by Quitclaim Deed from P. Jones Moore, III, M.D., dated 12/28/1990, of record in Book 8266, Page 481, said Register's Office.

****This is neither the principal residence of the grantor, nor his spouse, nor any dependents****

This conveyance is subject to:

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **1903 Old Hickory Blvd., Old Hickory,TN,37138**

(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.

Davidson County DEEDWARR
Recvd: 12/10/12 14:31 2 pgs
Fees:13.00 Taxes:1480.00
20121210-0113708

Witness our hands this 5th day of December, 2012.

James E. Seeley, III, M.D.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared James E. Seeley, III, M.D. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of December, 2012.

Commission expires:

8/16/14

Notary Public

Vanessa E. Allen Notary Public STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-16-2013