BILL GARRETT, Davidson County
Trans:T20140057007 DEEDWARR
Recvd: 08/05/14 12:12 3 pgs
Fees:18.00 Taxes:407.00

20140805-0070197

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Amy J. Nelson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 5TH DAY OF JULY, 2014.

Notary Public

(Affix Seal)

My Commission Expires: 4/8/17

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 8, 2017

26728

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Equity Trust Company Custodian F/B/O James G. Wynn IRA	New owner	Map/Parcel
225 Burns Road		Map/Parcel 033 16 0 146.00 and Map/Parcel 033 16 0 219.00.
Elyria, Ohio 44035		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAMELA SEATS AND HUSBAND, KEVIN J. SEATS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto EQUITY TRUST COMPANY CUSTODIAN F/B/O JAMES G. WYNN IRA, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

TRACT 1:

Land in Davidson County, Tennessee, being Lot 164-A, Zone Lot Division of Primrose Meadows, Section Two, of record in Plat Book 6900, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pamela Seats and husband, Kevin J. Seats by Warranty Deed from Jerry McCloud, a married person, of record in Instrument No. 20040714-0083729, Register's Office for Williamson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot 164-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Plat Book 6900, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

4/5

Being the same property conveyed to Pamela Seats and husband, Kevin J. Seats by Warranty Deed from Jerry McCloud, a married person, of record in Instrument No. 20040714-0083716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of Madison taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 033 16 0 146.00 and Map/Parcel 033 16 0 219.00.
b. All matters appearing on the Plan of Primrose Meadows Subdivision, Section Two, of record in Plat Book 6900, page 104, Register's Office for Davidson County, Tennessee.
c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7976, page 410, Register's Office for Davidson County, Tennessee.
d. Any and all visible easements lying on and across the property.
e. All applicable building regulations and zoning ordinances.
f. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 1136 and 1134 Apple Valley Road, Madison, Tennessee 37115

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, its successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 30 day of July, 2014:

Pamela Seats

Pamela Seats

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Pamela Seats, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of July, 2014:

Katie Key

Notary Public

KATIE KEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 04/24/18

Kevin J. Seats

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kevin J. Seats, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of July, 2014:

Jessica P. Gwartney
Notary Public

My commission expires: 04/24/18

SUMNER COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
JESSICA P. GWARTNEY