THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102121**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-12-2017

BILL GARRETT, Davidson County
Trans:T20140087872 DEEDWARR
Recvd: 11/21/14 12:57 2 pgs
Fees:13.00 Taxes:2312.50
20141121-0107458

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James C. King and Melissa G. Langley 4004 Iroquois Avenue Nashville, TN 37205	New Owner	Tax Parcel ID No. 130-07-74.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Seeman, Trustee of the Seeman Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. King and Melissa G. Langley a one-half interest each as tenants in common,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 221, 222, 231 and 232 and part of Brighton Avenue as closed by an instrument of record in Book 1358, Page 316, Register's Office for said County, all shown on the plan of Royal Oaks Land Company's Subdivision as of record in Book 421, Pages 102 and 103, Register's Office for said County, and shown as an unnumbered tract lying on the Northerly side of Iroquois Place on the map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, Page 31, Register's Office for said County, and described as follows:

Beginning at a point in the Northerly margin of Iroquois Place, 515.1 feet East of the East margin of Lynwood Boulevard; thence Northwardly 275 feet more or less to a point; thence South 84° 12' East parallel to Iroquois Place, 200 feet to an iron pin at the Northwest corner of Lot No. 31; thence with the line of the same, South 1° West, 272.33 feet to a point in the Northerly margin of Iroquois Place; thence Westwardly with said margin of Iroquois Place; 200 feet to the point of beginning.

Being the same property conveyed to Julius Seeman and wife, Esther Millon Seeman by Warranty Deed from Maurice J. Karr and wife, Joy R. Karr, dated August 6, 1965 and recorded August 9, 1965, of record in Book 3920, page 978, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11286, page 167, said Register's Office, subject property was conveyed to Esther M. Seeman. Subject property was further conveyed to the Seeman Family Trust by Quitclaim Deed from Esther Seeman of record in Book 11286, page 171, said Register's Office.

Property was erroneously vested as the Seeman Family Trust instead of Larry Seeman, Trustee of the Seeman Family Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

This is improved property located at 4008 Iroquois Avenue Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2014.

Larry Seeman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Seeman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Seeman Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of November 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018