WARRANTY DEED	14-11-014
Davidson County DEEDWARR Recvd: 12/23/14 07:38 3 pgs Fees:18.00 Taxes:1739.00 **20141223-0117100**	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 22nd day of December, 2014 Notary Public My Commission Expires: _____ (AFFIX SEAL) ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WADE N. SEYMOUR, AND MARILYN D. SEYMOUR	Regions Bank dba Regions Mortgage	127-00-0
(NAME) 7868 Steeplechase Lane	(NAME) 2050 Parkway Office Circle	241.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KATHLEEN B. SPAULDING, WIDOWED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WADE N. SEYMOUR, AND MARILYN D. SEYMOUR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 18, on the Plan of Saddle Ridge, Section Two, of record in Plat Book 5200, Page 366, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of said lot and more accurate legal description thereof.

BEING the same property conveyed to John A. Spaulding, and Kathleen B. Spaulding, Husband and Wife, by deed from Larry D. Griffith, and Wife, Brenda J. Griffith, of record in Instrument No. 20131029-0112341, Register's Office for Davidson County, Tennessee. John A. Spaulding is now deceased and title having vested in Kathleen B. Spaulding as surviving tenant by the entirety.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of KATHLEEN B. SPAULDING pursuant to a Power of Attorney executed by same on the 9th day of December 2014 and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

TOGETHER with the Joint Driveway Easement of record in Book 9865, Page 592, said Register's Office.

BEING unimproved ☐
Improved ☒ property known as: **7868 Steeplechase Lane, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, her hands, this 22nd day of December, 2014

KATHLEEN B. SPAULDING

BY: _____
CHRISTOPHER SAGE SPAULDING,
ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of December, 2014, before me personally appeared CHRISTOPHER SAGE SPAULDING, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of KATHLEEN B. SPAULDING, and acknowledged that he executed the same as the free act and deed of the said KATHLEEN B. SPAULDING.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2014.

My Commission Expires: 07/02/18

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

FROM: CHRISTOPHER SAGE SPAULDING
TO: WADE SEYMOUR

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

_____
CHRISTOPHER SAGE SPAULDING, AFFIANT

Sworn to and subscribed before me this 22nd day of December, 2014.

My Commission Expires: 07/02/18

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017