PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150036053 DEEDWARR
Recvd: 05/11/15 09:13 3 pgs
Fees:18.00 Taxes:698.93
20150511-0042672

W & I Ref: (DKM) Title No.: 57362

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cassie R. Ellis 1225 Jacksons View Road Hermitage, TN 37076	NEW OWNER

TAX MAP PARCEL NUMBERS: 86-7-1 -19CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tony J. Seman, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cassie R. Ellis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Bret Ridge, of record in Book 6900, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony J. Seman by Warranty Deed from Diana Maxine Brock and husband, Joseph Brock, Sr. dated September 30, 2004, recorded September 30, 2004 in Instrument No. 20040903-0118128, Register's Office for Davidson County, Tennessee.

Rima Seman, spouse of Tony J. Siman, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, of record in Book 6900, Page 121, said Register's Office, shows a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a landscape easement along the rear line. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7030, page 527, amended in Book 7047, page 171, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Tony J. Seman by Elian Seman pursuant to a Power of Attorney executed by him on the 10th day of April, 2015, of record in Instrument No. 20150511-0042671 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Rima Seman by Elian Seman pursuant to a Power of Attorney executed by her on the 24th day of April, 2015, of record in Instrument No. 20150511-0042670 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 1225 Jacksons View Road, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of May, 2015.

Tony J. Seman By E. Seman ATTORNEY IN FACT
Tony J. Seman by Elian Seman, Attorney-In-Fact

Rima Seman By E. Seman ATTORNEY IN FACT
Rima Seman by Elian Seman, Attorney-In-Fact

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, **Elian Seman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Tony J. Seman and Rima Seman, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $188,900.00.

Affiant

Sworn and subscribed before me this 6th day of April, 2015.

Notary

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

EXHIBIT "A"

To
Warranty Deed

FROM: Tony J. Seman

TO: Cassie R. Ellis

State of Tennessee
County of Davidson

AFFIDAVIT

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

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Elian Seman, Affiant

Sworn to and subscribed before me this 6th day of April, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019