RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 138,600.00

Thomas W. Hannum
Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public

My commission expires: 11-20-2018

BILL GARRETT, Davidson County
Trans:T20150056300 DEEDWARR
Recvd: 07/13/15 10:07 2 pgs
Fees:13.00 Taxes:512.82
20150713-0067614

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas W. Hannum **Mary Beth Hannum**	**CAPITAL BANK, NA**	**04214007200**
411 Westchester Dr	**12195 METRO PARKWAY, STE 2**	
Madison, TN 37115	**FORT MYERS, FL 33966**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Billy Dean Seals and wife, Freda F. Seals, a one-half (1/2) undivided interest and Susan Belinda Nimmo and husband George R. Nimmo, a one-half (1/2) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas W. Hannum and Mary Beth Hannum, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Blair Estates, Section 1, of record in Book 2663, Page 24, Register's Office for Davidson County, TN.

Said Lot No. 33 fronts 160 feet on the easterly side of Westchester Drive and extends back between lines, 270 feet on the northerly line and 260 feet on the southerly line to a dead line in the rear measuring 160.32 feet thereon.

Being the same property conveyed to Billy Dean Seals and wife, Freda F. Seals, a one-half (1/2) undivided interest and Susan Belinda Nimmo and husband George R. Nimmo, a one-half (1/2) undivided interest, by Executor's Quitclaim Deed from Billy Dean Seals and Susan Belinda Nimmo, being the Personal Representative and all of the heirs and beneficiaries of the Estate of Harold W. Seals, deceased, dated 11/18/2010 and recorded on 12/15/2010 in Instrument Number 20101215-0099797, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Harold W. Seals, et ux, Mai Dean Seals from E.C. Chance & Son Realty Co., Inc. by Warranty Deed dated July 24, 1959 and recorded in Book 2926, page 533, Register's Office for Davidson County, Tennessee. The said Harold W. Seals died on October 8, 2009 per Tennessee Department of Health Certificate of Death, State of Tennessee Office of Vital Records and was pre-deceased by Mai Dean Seals who died on January 7, 1990 per Tennessee Department of Health and Environment Certificate of Death, State of Tennessee Office of Vital Records.

Per Last Will and Testament of Harold W. Seals, Filed October 19, 2009, Davidson County, Tennessee property was devised to Billy Dean Seals and Susan Belinda Nimmo children of Harold W. Seals.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 411 Westchester Dr, Madison, TN 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 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 in 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.

Witness my/our hand(s) this 30th day of June, 2015.

Billy Dean Seals

Freda F. Seals

Susan Belinda Nimmo

George R. Nimmo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Billy Dean Seals and wife, Freda F. Seals, and Susan Belinda Nimmo and husband George R. Nimmo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

My Commission Expires: 11-20-2018

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER