WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082385 DEEDWARR
Recvd: 09/28/15 14:03 2 pgs
Fees:13.00 Taxes:1776.00

20150928-0098326

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Seneker Suzanne Seneker	Republic Bank & Trust Company	103 04 0 375.00
(NAME)	(NAME)	
4008 Nebraska Ave.	200 S. 7th St. Ste. 110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Benjamin David Meador, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul Seneker and Suzanne Seneker, 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 the westerly half of Lot No. 73, on the plan of West End Annex as subdivided by Sylvan Park Land Company, as shown by plat appearing of record in Plat Book 332, Page 61, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Benjamin David Meador, an unmarried man, by Special Warranty Deed from GreenBank, dated May 30, 2008 and recorded June 5, 2008 in Instrument No. 20080605-0057940, Register's Office for Davidson County, Tennessee. The said Benjamin David Meador has since married.

Gretchen Meador, spouse of Benjamin David Meador, herein joins to convey any and all right and interest she may have; especially her marital rights.

Subject to taxes for the year 2015 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 332, page 61, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 4008 Nebraska Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 25th day of September, 2015.

Benjamin David Meador

Gretchen Meador

State of Tennessee
County of Sumner

Personally appeared before me Benjamin David Meador and Gretchen Meador, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2015.

Notary Public
My Commission Expires: _____

File No.: 20151160

