WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melanie Wheeler	NEW OWNER	Parcel ID:
2004 Dearborn Drive		09501002800
Nashville, TN 37214		

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 acknowledged, we

Tom P. Seale and wife, Karen L. Seale

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Melanie Wheeler and Paul Arnold , wife and husband
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. 37 on the Map of Donelson Hills Subdivision, of record in Book 2331, Pages 22 and 23, as amended in Book 3933, page 856, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Dearborn Drive at the corners of lots Nos. 36 and 37; thence westwardly along a broken line 284.6 feet to a point; thence northwardly 135.4 feet to a point in the margin of Guaranty Drive; thence with said Drive eastwardly 260.45 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to a point in the margin of Dearborn Drive; thence with the margin of said Drive southwardly 131.65 feet to the point of beginning.

Being the same property conveyed to Tom P. Seale and wife, Karen L. Seale by deed from Vernon R. Price and Opal S. Price, of record in Book 4429, page 209, said Register's Office, dated July 1, 1970.

This conveyance is subject to Restrictions of record in Book 2396, Page 365, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 22 and 23, as amended in Book 3933, page 856, said Register's Office; (3) Water Main Easement of record in Book 2450, Page 638, said Register's Office.

The signature of Tom P. Seale and Karen L. Seale is signed by his/her duly appointed Attorney-in-Fact, Shelley D. Baird, pursuant to the Power of Attorney of record in Instrument 20151001-0099777, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2004 Dearborn Drive, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20150083551 DEEDWARR
Recvd: 10/01/15 10:36 2 pgs
Fees:13.00 Taxes:969.40
20151001-0099778

Witness our hands this 29th day of September, 2015.

Tom P Seale by Shelley D Baird as Attorney-in-Fact
Tom P. Seale
By: Shelley D. Baird, as Attorney-in-Fact

Karen L Seale by Shelley D Baird, as Attorney-in-Fact
Karen L. Seale
By: Shelley D. Baird, as 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, Shelley D. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Tom P. Seale and Karen L. Seale as their Attorney in Fact as the free act and deed of the within named Tom P. Seale and Karen L. Seale.

Witness my hand and official seal at Nashville, Tennessee the 29th day of September, 2015.

My Commission Expires: 9/23/16

Notary Public

