BILL GARRETT, Davidson County
Trans:T20150090135 DEEDWARR
Recvd: 10/22/15 12:38 3 pgs
Fees:18.00 Taxes:2127.50
20151022-0107644

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57779

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark Andrew Larimore Nancy Sherilyn Fain Larimore 5671 Woodside Circle Montgomery, AL 36117	New Owner

TAX MAP PARCEL NUMBERS: 13007006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Seitz and Maureen Seitz, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Andrew Larimore and Nancy Sherilyn Fain Larimore, husband and wife,** 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 in the City of Belle Meade, being the southerly part of Lot No. 180 and the northerly party of Lot No. 182, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and also being shown on a map of the re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, said Register's Office, described together as follows:

Beginning on the Westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Ernest Davis and wife, of record in Book 1516, page 190, said Register's Office, thence with said Davis' southerly line westwardly 382.2 feet, more or less, to a point in the easterly line of Lot No. 181-B, thence with the easterly line of Lot Nos. 181-B and 183-A southwardly 100.3 feet, more or less, to the northwest corner of the property conveyed to Max Willia Clopton and wife, by deed from Royal Oaks Land Company, of record in Book 1555, page 531, said Register's Office, thence with said Clopton's northerly line, eastwardly 358 feet, more or less, to the westerly margin of said Lynwood Boulevard; being said Clopton's northeast corner, thence with the westerly margin of said Lynwood Boulevard northwardly 103. 8 feet to the beginning.

Being the same property conveyed to Donald Seitz and spouse, Maureen Seitz by Warranty Deed from David H. Wall and wife, Amy B. Wall, dated September 25, 2002, recorded on September 27, 2002, of record in Instrument No. 20020927-0117835, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 18, 2003, recorded March 20, 2003, of record in Instrument No. 20030320-0037018, said Register's Office. Subject property was conveyed to Donald Seitz and Maureen Seitz, as equal tenants in common without right of survivorship.

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 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421, page 102 and 103, said Register's Office.

This instrument is executed on behalf of Maureen Seitz by Donald Seitz pursuant to a Power of Attorney executed by her on the 9th day of October, 2015, of record in Instrument No 20151022-0107643, 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 705 Lynnwood Boulevard, Nashville, TN 37205

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 16Th day of October, 2015

Donald Seitz

Maureen Seitz, by Donald Seitz, Attorney-In-Fact
ATTNY IN FACT

State of Tennessee

County of Davidson

On this 16Th day of October, 2015, before me the undersigned authority, personally appeared **Donald Seitz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

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, **Donald Seitz** 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 **Maureen Seitz**, 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 16Th day of October, 2015.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $575,000.00.

Affiant

Sworn and subscribed before me this 16Th day of October, 2015.

Notary

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"
To
Warranty Deed

FROM: Donald Seitz and Maureen Seitz

TO: Mark Andrew Larimore and Nancy Sherilyn Fain Larimore

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.

Donald Seitz, Affiant

Sworn to and subscribed before me this 16TH day of October, 2015.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018