BILL GARRETT, Davidson County
Trans:T20160038560 DEEDWARR
Recvd: 05/09/16 15:02 2 pgs
Fees:13.00 Taxes:2197.80
20160509-0045952

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037042**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $594,000.00. Affiant Subscribed and sworn to before me, this 22nd day of April, 2016. Notary Public My Commission Expires: 06-19-2019

Emily Kornbau Notary Public State of Tennessee Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adelee Seidel and Victor Seidel 905 Boscobel Street Nashville TN 37206	New Owner	Tax Parcel ID No. 082-16-0-289.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cecil H. Steele, Jr. and Rolando E. Velasco, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Adelee Seidel and Victor Seidel, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Bailey Subdivision, of record in Instrument No. 20120409-0029792, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CECIL H. STEELE, JR. and ROLANDO E. VELASCO, both unmarried, as joint tenants with right of survivorship, by deed from DAVID A. BAILEY and wife, STEPHANIE A. BAILEY, of record in Instrument No. 20121204-0111583, dated November 30, 2012 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 082-16-0-289.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20120409-0029792, said Register's Office.

This is improved property located at 905 Boscobel Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2016.

Cecil H. Steele, Jr.

Rolando E. Velasco

STATE OF FLORIDA)
COUNTY OF DUVAL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecil H. Steele, Jr. and Rolando E. Velasco, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2016.

FL PR LIC
7336
TN PR LIC
4934

Notary Public

My Commission Expires: SEPT 11, 2016

MICHAEL D ROUNDS
MY COMMISSION # EE834044
EXPIRES September 11, 2016
(407) 398-0153 FloridaNotaryService.com