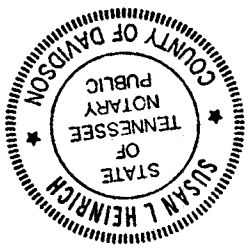
Davidson County DEEDWARR
Recvd: 05/25/16 10:24 3 pgs
Fees:18.00 Taxes:817.70

20160525-0052428

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shanelle Kathryn Seeley and Jcob James Seeley	F&M Bank	172 15 0A 008.00
(NAME)	(NAME)	
2865 Call Hill Road	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-One Thousand And No/100 Dollars ($221,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Leigh Anne Lomax and husband, Brian C. Lomax**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shanelle Kathryn Seeley and Jacob James Seeley, 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. 8 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, pages 878 and 879, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leigh Anne Lomax and husband, Brian C. Lomax by Warranty Deed from Mark Rosenthal and wife, Carla Rosenthal dated January 5, 2007 and recorded January 10, 2007 as Instrument No. 20070110-0003997, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2865 Call Hill Road, Nashville, TN 37211

File Number: FRN-161769BSO

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, has 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 our hands this 23rd day of May, 2016.

Leigh Anne Lomax by Brian C. Lomax, Attorney-in-Fact

Leigh Anne Lomax by Brian C. Lomax,
Attorney-in-Fact

Brian C. Lomax

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian C. Lomax, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2016.

Notary Public

My Commission Expires: 9-10-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brian C. Lomax, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leigh Ann Lomax, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20160525-0052427 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Brian C. Lomax, under said Power of Attorney.

Witness my hand and official seal at office in Nashville, Tennessee, this the 23rd day of May, 2016.

Notary Public

My Commission Expires:
9-10-18

File Number: FRN-161769BSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith