RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160600280

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160063053 DEEDWARR
Recvd: 07/22/16 09:06 2 pgs
Fees:13.00 Taxes:777.00
20160722-0075490

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
12th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Seda and Euralia R. DeSeda	**925 Chickasaw Ave.**	**120-050-048.00**
1220 Murfreesboro Road	**Nashville, TN 37207**	
Nashville, TN 37217	Miguel Seda & Euralia R DeSeda	

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,

Joel B. Spaulding & Company, Inc. Retirement Program

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miguel Seda and Euralia R. De Seda

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. 2 on the Plan of "Resubdivision of Lots 160, 161, 165 & 166, Stardust Acres", of record in Book 4060, Page 119, which is a resubdivision of said lots as previously shown on Plan of Stardust Acres of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joel B. Spaulding & Company, Inc. Retirement Program by Warranty Deed from E. Lucian Palmer and wife, Ida C. Palmer, dated 1/30/87 and recorded 2/4/87 in Book 7126, Page 970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1220 Murfreesboro Road, Nashville, TN 37217**
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 our hands this 12th day of July, 2016.

Joel B. Spaulding & Company, Inc Retirement Program

BY: _____
Joel Bruce Spaulding, Jr., Secretary/ Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joel Bruce Spaulding, Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer of Joel B. Spaulding & Company, Inc Retirement Program the within named bargainor, and corporation, and that he as such Secretary/Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joel Bruce Spaulding, Jr. as such Secretary/Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of July, 2016.

Commission Expires:_____

_____
Notary Public

