WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $935,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8734 SECKMAN JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John P. Seckman and Lisa H. Seckman	John P. Seckman and Lisa H. Seckman	103-12-0-259.00
3901 VALLEY ROAD	3901 Valley Drive	
Nashville, TN 37205	Nashville TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHEN G. TOMASO, AND WIFE, MOIRA D. TOMASO

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

JOHN P. SECKMAN , AND WIFE, LISA H. SECKMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3901 VALLEY ROAD, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand on the 19th day of December, 2016.

Stephen G Tomaso by Moira D Tomaso as his Attorney-in-Fact

Stephen G. Tomaso, by Moira D. Tomaso as his Attorney-in-Fact

Moira D. Tomaso

STATE OF TENNESSEE
COUNTY OF Williamson

On the 19th day of December, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Moira D. Tomaso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Stephen G. Tomaso for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Stephen G. Tomaso .

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 9-20-2017

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Moira D. Tomaso, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of December, 2016.

Notary Public

My Commission Expires: 9-20-2017

BILL GARRETT, Davidson County
Trans:T20160111878 DEEDWARR
Recvd: 12/20/16 10:53 2 pgs
Fees:13.00 Taxes:3459.50

20161220-0133544

file # 16-8734 SECKMAN JV L

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 9, BLOCK "E", CHEROKEE PARK, as shown on plat of record in Plat Book 547, Pages 169 and 170, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen G. Tomaso, and wife Moira D. Tomaso by Warranty Deed from Harmony Designs, LLC, a Tennessee Limited Liability Company, recorded on the 21st day of June, 2007 in Instrument No. 20070621-0074468, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Stephen G. Tomaso and Moira D. Tomaso pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20161220-0133543, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, as recorded in Plat Book 547, Page(s) 169 and 170, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Neighborhood Conservation Zoning Overlay of record as Bill No. BL 2003-1369, Metro Clerk's Office for Davidson County, Tennessee and any restrictions imposed by the Metropolitan History Zoning Commission not of record, pursuant to said Conservation Zoning Overlay.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.