Karen Y Johnson Davidson County
Batch# 152155 DEEDWARR
10/17/2018 02:44:41 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90
20181017-0103076

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# X61-153

ADDRESS NEW OWNER:
Barry Goold
3009 Melody Lane
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
800 Shades Creed Pkwy, MS101
Birmingham, Alabama 35209

MAP **084 08 0 074.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne Joseph Seger, Paul Terry Seger, James Daniel Seger, and Mary Rebecca Summar** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Barry Goold, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Lincoya Hills Subdivision, Section Six, of record in Book 2331, Page 71, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 153 fronts 88.2 feet on the westerly side of Melody Lane and runs back between lines 257.1 feet on the northerly line and 275.4 feet on the southerly line to a dead broken line in the rear on which it measures 180 feet.
>
> Being the same property conveyed to the Grantors herein by Executor's Quitclaim Deed dated October 8, 2018 of record as Instrument Number 20181008-0099674, Register's Office, Davidson County, Tennessee.
>
> This instrument is executed on behalf of one or more of the Grantors by virtue of a written Power of Attorney of record in Instrument No. 20181017-0103075, Register's Office for Davidson County, Tennessee.

This is improved property known as 3009 Melody Lane, Nashville, Tennessee 37214. Possession is to be given on October 11, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

WITNESS our hands this the 11th day of October, 2018.

Wayne Joseph Seger

Paul Terry Seger by Wayne Joseph Seger, as attorney-in-fact Attorney-In-Fact

James Daniel Seger

Mary Rebecca Summar

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wayne Joseph Seger, James Daniel Seger and Mary Rebecca Summar**, the bargainors, 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 office this 11th day of October, 2018.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 11th day of October, 2018, before me personally appeared **Wayne Joseph Seger**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Paul Terry Seger** as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. _____, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of **Paul Terry Seger** as his attorney in fact.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $327,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of October, 2018.

Stephanie Domé
NOTARY PUBLIC

My Commission Expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021