WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2010. Notary Public MY COMMISSION EXPIRES: 7/31/12 (AFFIX SEAL)
RECORD & RETURN TO: FOUNDATION TITLE AND ESCROW,LLC 30 BURTON HILLS BLVD, STE 175 NASHVILLE, TN 37215	

KELLY ANN GALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Seltzer and Elaine Seltzer	New Owner	115-140-63.00
(NAME)	(NAME)	
6437 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Susan Ann Pyle, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clifford Seltzer and wife, Elaine Seltzer**, 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. 738 on the Plan of West Meade Farms, Inc., Section 7 of record in Plat Book 2331, page 13, Register's Office for said County.

Said Lot No. 738 fronts 150.0 feet on the southeasterly margin of Bresslyn Road and extends back 353.1 feet on the southwesterly line and 322.2 feet on the northeasterly line to a dead line in the rear, measuring 150.7 feet thereon.

Being the same property conveyed to John S. Perry and spouse, Susan Ann Perry by Warranty Deed from Jessie W. Rucker, married, dated March 24, 1999 and recorded in Book 11399, page 542 and further conveyed to Susan Ann Pyle (formerly Perry) by Quit Claim Deed from John S. Perry, dated February 17, 2010 and recorded in Instrument No. 20100224-0014222 and further conveyed to Susan Ann Pyle, unmarried by Quitclaim Deed from John S. Perry, unmarried, dated May 7, 2010 and recorded in Instrument No. 20100514-0037142, 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.

unimproved ☐
This is improved ☒ property, known as 6437 Bresslyn Road, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20100041213 DEEDWARR
Recvd: 07/06/10 12:36 2 pgs
Fees:13.00 Taxes:1572.50
20100706-0052729

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 **30th** day of **June, 2010**

Susan Ann Pyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Susan Ann Pyle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **June, 2010**.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON