WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110041983 DEEDWARR
Recvd: 07/12/11 16:02 2 pgs
Fees: 13.00 Taxes: 580.90

20110712-0053372

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne M. Klaver	SWBC Mortgage Corp.	07212030200
(NAME)	(NAME)	
1931 Berkshire Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Lura M. Sellars**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anne M. Klaver, unmarried** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 65, on the plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, Page 66, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Doris D. Sellars and wife, Lura Bell Sellars by Deed from E. Graves Pate Sr. and wife, Frieda Hays Pate, dated 08/01/1961 and filed for record on 08/04/1961 in Book 3255, Page 129, Register's Office for Davidson County, Tennessee.

The said Doris D. Sellars have died, leaving Lura Bell Sellars the sole surviving tenant by the entirety.

The said Lura Sellars died testate on 04/29/2010 devising subject property to Edward D. Sellars and Emily Sellars Duvall, co-executors as evidenced by the Last Will and Testament of Lura Sellars filed in Document No 10P1252, in the Probate Court Clerk's Office for Davidson County.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 2900, Page 66, said Register's Office.

2011 Property Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. 2011 Taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1931 Berkshire Drive, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 5th day of July, 2011.

THE ESTATE OF LURA M. SELLARS

Edward Sellars
Co-Executor

Emily Duvall
Co-Executor

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward Sellars and Emily Duvall with whom I am personally acquainted and who upon oath acknowledged themselves to be the Co-Executors of The Estate of Lura Sellars, the within named bargainer, and that, they as such Co-Executors, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of The Estate of Lura Sellars by them as such Co-Executors.

Witness my hand and Official seal this 5th day of July, 2011.

Notary Public
My Commission Expires: 11/10/13

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064