WARRANTY DEED

Record & Return To:

Foundation Title & Escrow
30 Burton Hills Blvd.
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110043387 DEEDWARR
Recvd: 07/19/11 09:51 2 pgs
Fees:13.00 Taxes:562.40

20110719-0055041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Alison Lynch	New Owner	08314015400
(NAME)	(NAME)	
1900 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Sheri A. Selph**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alison Lynch**, 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, located in the City of Nashville, being Lot No. 58 and the westerly 7-1/2 of Lot 57 of Block C on The Map of Priest Home Place, as of record in Book 161, page 102, said Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 57-1/2 feet on the south side of Russell Street and run back between parallel lines along the easterly margin of 19th Street, 160 feet to an alley.

Being the property conveyed to Sheri A. Flournoy, unmarried, by Warranty Deed from Eric C. Peters and wife, Danielle E. Peters dated August 27, 2007 of record in Instrument No. 20070829-0103518, in the Register's Office of Davidson County, Tennessee. Sheri A. Flournoy having since married is now known as Sheri A. Selph.

The subject property was never used as the principal residence of the Grantors spouse.

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 1900 Russell Street, Nashville, TN 37206

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, 2011**

Sheri A. Selph

Sheri A. Selph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Sheri A. Selph**, 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, 2011**

Notary Public

KELLY A. CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 7/3/12