Davidson County DEEDWARR
Recvd: 08/12/14 10:52 3 pgs
Fees:18.00 Taxes:1531.80
20140812-0072626

E-RECORDED simplifile
ID:
County: Davidson
Date: Time:

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1151

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard Selsor and wife, Karen Davis Selsor	New Owner	Map: 086-06-0-
1705 Eastland Ave		Parcel: 239.00
Nashville, TN 37206		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Realty Ventures Properties, LLC, a Tennessee limited liability company,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Richard Selsor and Karen Davis Selsor, husband and wife,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 2 and westerly 45 feet of Lot No. 3, on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, said Register's Office, to which reference is hereby made for a more complete and accurate description.

SAID easterly 5 feet to Lot No. 2 and westerly 45 feet of Lot No. 3, on said Plan together fronting 50 feet on the north side of Eastland Avenue and running back between parallel lines 175 feet to an alley

Being the same property conveyed to Realty Ventures Properties, LLC, a Tennessee limited liability company by warranty deed dated July 16th, 2007 from Tennessee Equity Holdings, Inc., a Tennessee corporation of record in Instrument No. 20070726-0088894, said Register's Office.

This conveyance is subject to the following:

1. **2014 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Any and all matters appearing on the Plan of record in Plat Book 332, page 17, said Register's Office.**

This is improved properties commonly known as **1705 Eastland Avenue, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $414,000.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 2014.

Notary public:
My commission expires: 12-18-2017

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of August, 2014.

Realty Ventures Properties, LLC

By: _____
Kevin Bryce King, Chief Manager

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kevin Bryce King,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Chief Manager**, of the within named **L.L.C.**, and that **HE** as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **L.L.C.** by **himself** as **Chief Manager**.

WITNESS my hand and official seal at Nolensville, Tennessee, this 4th day of August, 2014.

ROBERT JOHN ESTES STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: May 8, 2017

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

