WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019666 DEEDWARR
Recvd: 03/18/15 10:34 2 pgs
Fees:13.00 Taxes:740.00
20150318-0023219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/23/2018

MANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel B. Seelhorst and Samantha D. Rogers-Seelhorst, husband and wife	SWBC Mortgage Corporation	084 16 0 003.00
(NAME)	(NAME)	
2408 Selma Avenue	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Sharifi, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel B. Seelhorst and Samantha D. Rogers-Seelhorst, husband and wife**, 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:

Being the southerly 285 feet of Lot No. 26 on the Map of Nicholhurst, not of record, which is a resubdivision of Lots 13, 14, 20, 21, 27 and 28 in the Bainbridge and Satterfield Subdivision of part of Nichol Place as of record in Book 421, Page 132, Register's Office for said County.

Beginning at a point in the northerly margin of Selma Avenue at a common corner of Lots 3 and 26; said point being 250 feet west of the northwesterly corner of the intersection of McGavock Pike and Selma Avenue; thence northwardly along the line between Lots 26 and Lots 1, 2 and 3, 285 feet; thence westwardly 75 feet to the line between Lots 25 and 26; thence with the line between said lots, southwardly 285 feet to the northerly margin of Selma Avenue; thence with the margin of the same, eastwardly 75 feet to the beginning.

Being the same property conveyed to Eric Sox and George Brandt by Warranty Deed from Tom Battle, Conservator of William T. Battle, pursuant to Conservatorship of William T. Battle in the Seventh Circuit Court for Davison County, Tennessee, at Nashville, Probate Division, Case Number 13P-1468 dated January 15, 2014 and recorded January 15, 2014 in Instrument No. 20140115- 0004255 in the said

Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David Sharifi by Warranty Deed from Eric Sox and George Brandt dated February 19, 2014 and recorded February 19, 2014 in Instrument No. 20140219-0014263 in said 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 2408 Selma Avenue, Nashville, TN 37214

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 16th day of March, 2015.

David Sharifi

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.David Sharifithe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 10, 2018

File Number: MTJ-150764