WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008258 DEEDWARR
Recvd: 02/01/16 09:56 2 pgs
Fees:13.00 Taxes:1443.00
20160201-0009234

Y-AHF-15-1429-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David A. Selke and Janice M. Selke	**New York Community Bank**	
(NAME)	(NAME)	**172-14-0B-099.00-CO**
1429 Wexford Downs Ln	**Mail Code: OH99-0401**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-8591	**Cleveland, OH 44114-3516**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARNIE S. MCNAMARA, TRUSTEE OF THE MARGARET I. POLLOCK FAMILY TRUST DATED MAY 06, 1988, AS RESTATED ON FEBRUARY 15, 1996 AND AS FURTHER RESTATED ON FEBRUARY 15, 2011,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID A. SELKE AND WIFE, JANICE M. SELKE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 99 on the Plan of Minor Revision of Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128, & 132-133 of record in Plat at Instrument No. 20080122-0006550, revising Plat Instrument No. 20000804-0077802 and Instrument No. 20010313-0024106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret I. Pollock, an unmarried woman, by Warranty Deed from Franklin Heritage Homes, L.L.C., of record in Instrument No. 20030423-0054767, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Margaret I. Pollock, Trustee of the Margaret I. Pollock Family Trust dated May 6, 1988, as restated on February 15, 1996 by Quitclaim Deed from Margaret I. Pollock, of record in Instrument No. 20040901-0105847, said Register's Office. Further being the same property conveyed to Margaret I. Pollock, an unmarried woman, by Quitclaim Deed from Margaret I. Pollock, Trustee of the Margaret I. Pollock Family Trust dated May 6, 1988, as restated on February 15, 1996, of record in Instrument No. 20120820-0074630, said Register's Office. Further being the same property conveyed to Margaret I. Pollock, Trustee of the Margaret I. Pollock Family Trust dated May 6, 1988, as restated on February 15, 1996 and as further restated on February 15, 2011 by Quitclaim deed from Margaret I. Pollock, an unmarried woman, of record in Instrument No. 20120913-0082968, said Register's Office. The said Margaret I. Pollock having since died on April 17, 2015, leaving the said Marnie S. McNamara as Successor Trustee. The said Marnie S. McNamara and Emmett McNamara, Jr. do hereby join in this conveyance as the individual beneficiaries under said Trust.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000804-0077802, Instrument No. 20010313-0024106 and revised Plat recorded in Instrument No. 20080122-0006550, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11113, Page 691, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement(s) for Sanitary Sewer Lines of record in Book 5552, Page 657 and Book 1124, page 852, in the aforesaid Register's Office.
- Easement(s) for BellSouth Telecommunications of record in Book 11628, Page 204, in the aforesaid Register's Office.
- Easement(s) for BellSouth Telecommunications of record in Book 11744, Page 254, in the aforesaid Register's Office.

- By-Laws appended to Covenants, conditions and Restrictions of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space Areas of record in Instrument Number 20020515-0059529, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1429 Wexford Downs Ln , Nashville, Tennessee 37211-8591**.

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 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 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 the 29th day of January, 2016.

Marnie S. McNamara, Trustee of the
Margaret I. Pollock Family Trust dated
May 6, 1988, as restated on
February 15, 1996 and as further restated
on February 15, 2011

Marnie S. McNamara

Emmett McNamara, Jr. by Marnie S. McNamara,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marnie S. McNamara, Trustee of the Margaret I. Pollock Family Trust dated May 6, 1988, as restated on February 15, 1996, and as further restated on February 15, 2011, to me known to be the person described herein (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal on this 29th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marnie S. McNamara, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 29th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marnie S. McNamara, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Emmett McNamara, Jr., and acknowledged that he/she executed the same as the free act and deed of the said Emmett McNamara, Jr.

Witness my hand and official seal on this the 29th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY