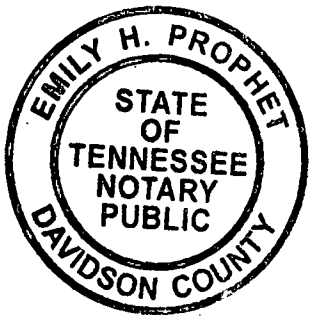
RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160030364 DEEDWARR
Recvd: 04/14/16 12:52 2 pgs
Fees:13.00 Taxes:1028.60
20160414-0035782




(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $278,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016.

Notary Public

My commission expires: 8-20-2019

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Bryan Morgan and Stephanie Morgan | Bank of Tennessee | 172-15-0A-097.00-CO |
| 2708 Fogle Street | 165 Indian Lake Blvd | |
| Nashville, TN 37211-7950 | #107 Hendersonville, TN 37075 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Douglas Howard Selph and wife, Andrea Clare Selph**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Bryan Morgan and Stephanie Morgan, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Two, Holt Woods of record in Plat Book 9700, Page 277, 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 Douglas Howard Selph and wife, Andrea Clare Selph by Warranty deed from Daniel G. Moreschi, unmarried of record in Instrument No. 20061129-0147387 Register's Office for Davidson County, Tennessee, dated November 16, 2006 and recorded on November 29, 2006.

This is improved property known as **2708 Fogle Street, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows: All matters shown on the Plan of record in Plat Book 9700, Page 277, all matters shown on the P.U.D. Boundary Plat of record in Plat Book 7900, Page 668, Covenants, Conditions and Restrictions of record in Book 9570, Page 22, and Book 10256, Page 504, By-Laws of record in Book 9570, Page 13, Charter for Holt Woods Homeowners Association, Inc. of record in Book 9570, Page 5, Conveyance of open space to HOA of record in Instrument No. 20020807-0095356, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 585, rights of others in and to the common areas and/or elements and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of April, 2016.

Douglas Howard Selph

Andrea Clare Selph

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Douglas Howard Selph and Andrea Clare Selph, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of April, 2016.

Hillary A. Pate

Notary Public
My Commission Expires: 4/6/2020

HILLARY A PATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 160110 8119 Isabella Lane; Ste 104 Brentwood, TN 37027

SP 11/2015