Record return to

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167283

Davidson County DEEDWARR
Recvd: 04/14/16 13:28 2 pgs
Fees:13.00 Taxes:961.96
20160414-0035799

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,990.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avery Ware, Sr. and Jamie Ware 350 Cumberland Cove Drive Nashville, TN 37207	Owner at Property Address	059 15 0A 185.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Nine Thousand Nine Hundred and Ninety Dollars ($259,990.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEEGAN D. SELBY AND PAMELA HEFLIN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AVERY WARE, SR. AND JAMIE WARE**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Goodall Inc. Builders, a Tennessee corporation, by Special Warranty Deed from Chateau Associates, Ltd., a Tennessee limited partnership, dated 02/04/2014, and recorded on 02/05/2014, of record in Instrument # 20140205-0010140, in the Register Deed's Office for Davidson County, Tennessee. AND Being the same property conveyed to Keegan D. Selby, unmarried, and Pamela Heflin, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Goodall Inc. Builders, a Tennessee corporation, dated 11/18/2014, and recorded on 11/21/2014, of record in Instrument # 20141121-0107470, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3508 Cumberland Cove Drive, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of April, 2016.

Keegan D. Selby
KEEGAN D. SELBY

Pamela Heflin
PAMELA HEFLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Keegan D. Selby and Pamela Heflin, 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.

WITNESS my hand and seal, this the 13th day of April, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019