D Mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160038030 DEEDWARR
Recvd: 05/06/16 15:34 2 pgs
Fees:13.00 Taxes:693.75
20160506-0045381

~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167194

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2016.

NOTARY PUBLIC

My commission expires: 03-10-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Richa Airee 713 Hamblen Drive Madison, TN 37115	Bank of America 4500 AMON CARTER BLVD FT. WORTH, TX 76155	033 15 0 012.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars ($187,500.00), 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, **DAVID NATHAN SELBY, AND RAYMOND FRED SELBY AND ROBERT RAY SELBY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RICHA AIREE,** AN UNMARRIED WOMAN, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 200 on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 108.54 feet on the westerly margin of Hamblen Drive and runs back between lines measuring 323.9 feet on the northerly side and 422.8 feet on the southerly side to a dead line in the rear, on which it measures 206.8 feet.

Being the same property conveyed to Gerald Raymond Selby and wife, Betty McClure Selby, by Warranty Deed from Elishia C. Hoskins and wife, Annie Mae C. Hoskins, dated 3/5/1969, and recorded on 3/10/1969, of record in Book 4316, Page 161, in the Register Deed's Office for Davidson County, Tennessee. The said Betty McClure Selby died on January 1, 2007. Gerald Raymond Selby died June 22, 2014. At the time of his death his surviving heirs were David Nathan Selby, John Aaron Selby, Raymond Fred Selby and Robert Ray Selby. John Aaron Selby hereby quitclaims his rights to David Nathan Selby, Raymond Fred Selby and Robert Ray Selby as recorded in Book 20160506-0045380 page_____. Raymond Fred Selby, David Nathan Selby and Robert Ray Selby Further, pursuant to Affidavit of Heirship recorded simultaneously herewith in Book 20160506-0045378

20160506-0045379

Page_____and Book_____, Page_____, conveys the subject property as the Heirs of Gerald Raymond Selby and wife, Betty McClure Selby.

The address of the herein described property is believed to be 713 Hamblen Drive, Madison, TN 37115, 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of May, 2016.

DAVID NATHAN SELBY

RAYMOND FRED SELBY

ROBERT RAY SELBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David Nathan Selby and Raymond Fred Selby, and Robert Ray Selby 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 4th day of May, 2016.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Piper Niemann
Printed Notary Name

My commission expires: 03-10-19