This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160054881 DEEDWARR
Recvd: 06/28/16 10:09 2 pgs
Fees:13.00 Taxes:917.23
20160628-0065704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $247,900.00.

Affiant

Subscribed and sworn before me this the 24th day of June, 2016.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Todd Self 505 Shady Oak Drive Nashville, TN 37217-1416	new owner	106-15-0-061.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVILLE ESTATE DEVELOPMENT, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL TODD SELF, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Hill-N-Dale, Section 2 of record in Plat Book 4175, Page 5, 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 by Warranty Deed from Elmore W. Vail, et ux Jeanne D. Vail to Wallace Preston. Burke, as recorded on the 30th day of May, 1980 in Deed Book 5607, Page 474 and Davidson County Probate Docket No. 07P-1433, in the Register's Office of Davidson County, Tennessee. The said Wallace Preston Burke having since died on June 24, 2007 as evidenced in Davidson County Probate Court Docket No. 07P1433. Further, being the same property subject to the Order Approving Sales Agreement by the Davidson County Chancery Court Case No. 14-1625-11 on August 21, 2015.

Being the same property conveyed to Nashville Estate Development, Inc. by Warranty Deed from Estate of Wallace Preston Burke of record in Instrument No. 20150918-0094871 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 18; 2015.

(Value of consideration shown in aforementioned deed $122,500.00.) Being also known as 505 Shady Oak Drive Nashville, Tennessee 372171416.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 505 Shady Oak Drive, Nashville, TN 37217-1416.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

EC

Witness my hand this the 24th day of June, 2016.

_____, president
Exsau Cortes, President
Nashville Estate Development, Inc.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Exsau Cortes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a Corporation, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Exsau Cortes as such President.

Witness my hand and official seal this 24th day of June, 2016.

_____
Notary Public
My Commission Expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY