BILL GARRETT, Davidson County
Trans: T20170023863 DEEDWARR
Recvd: 03/21/17 11:05 2 pgs
Fees: 13.00 Taxes: 684.50
20170321-0027387

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168201

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016.

NOTARY PUBLIC

My commission expires: 8/18/18

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
Bethany Selzer 668 Atlanta Drive Hermitage, TN 37076	Same address as new owner	075 08 0 074.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DORIS CHITWOOD, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **BETHANY SELZER AND CLINTON J. STROSNIDER, WIFE AND HUSBAND,** hereinafter called the Grantees, their 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. 363 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elbert G. Chitwood and wife, Doris Chitwood, by Warranty Deed from Zack Cheek Builders, Inc., dated 2/26/1975, recorded 2/26/1975, of record in Book 4892, page 668, in the Register's Office for Davidson County, Tennessee. The said Elbert G. Chitwood having since died on February 23, 2016 leaving Doris Chitwood as owner of fee simple title as surviving tenant by the entirety.

The address of the herein described property is believed to be 668 Atlanta Drive, Hermitage, TN 37076, 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 on plat of record in Book 4460, page 19; to any and all restrictive covenants 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, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has 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 are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 18th day of November, 2016.

Doris Chitwood by Anita L Davis, as her Attorney-in-fact

DORIS CHITWOOD BY ANITA L. DAVIS, AS HER ATTORNEY-IN-FACT

STATE OF TENNESSEE .
COUNTY OF Davidson

On this the 18th day of November, 2016 before me, appeared Anita L. Davis, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Doris Chitwood and that said instrument was signed in behalf of the said Anita L. Davis by herself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19