SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of May 2017, by and between Selene Finance, LP, party of the first part, and Douglas Jay Russell, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Fourteenth (14th), formerly the Twenty-fourth (24th), Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of E. D. Pardue's Farm, not of record, described according to a survey made by John B. Kohn, III, dated January 30, 1987, as follows:

BEGINNING at the center of Bear Branch at the corner of Lot Nos. 2 and 3; thence South 2 degrees East 58 feet to a stake in the center of the old location of Bear Hollow Road; thence with the center of said road, North 82 degrees West 61 feet; leaving said road, South 79 degrees 30 minutes West 125.00 feet; thence North 12 degrees 30 minutes West 190.00 feet crossing said branch and Bear Hollow Road as now located, to the center of Old Creek Bed; thence South 63 degrees East 250 feet, crossing Bear Hollow Road as now located, to the beginning, containing .51 of an acre, more or less.

This being the same property conveyed to Grantor by Trustee's Deed of record at Instrument No. 20151123-0118197, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including in the Register's Office of **Davidson** County, Tennessee; year 2016 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20170045411 DEEDWARRSP
Recvd: 05/30/17 09:48 3 pgs
Fees:18.00 Taxes:37.00
20170530-0053151

WITNESS the signature of the said party of the first part the day and year first above written.

Selene Finance, LP

By: Jan Blank

Printed Name: Jan Blank

Title: Assistant Vice President

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Jan Blank, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Assistant Vice President of Selene Finance, LP, a limited partnership, the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of May, 2017.

Carmen Alicia Figueroa

Notary Public

Commission Expiration: 3.10.2018

NOTARY PUBLIC STATE OF TEXAS
CARMEN ALICIA FIGUEROA
Notary ID # 129741895
My Commission Expires
March 10, 2018

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
F3556391

PROPERTY ADDRESS:
3585 Bear Hollow Road
Whites Creek, TN 37189

PARCEL ID NUMBER: 030-30.00 and 030-40.00

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Douglas Jay Russell
3580 Bear Hollow Rd
Whites Creek Tn 37189

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$10,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 26 day of May, 2017.

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission expiration: 11-5-19

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206