Prepared by:
Record and Return to:
Chapman & Residential Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

*THIS INSTRUMENT PREPARED BY:*
***Jennifer S. Ghanem, Esq.***
***Keller, Turner, Ruth, Andrews & Ghanem, PLLC***
***20 Music Square West, Suite 200***
***Nashville, Tennessee 37203***

BILL GARRETT, Davidson County
Trans:T20170056974 DEEDWARRSP
Recvd: 07/05/17 08:59 3 pgs
Fees:18.00 Taxes:11359.00
20170705-0067109

*STATE OF TENNESSEE )*
*COUNTY OF DAVIDSON )*

*The actual consideration or value, whichever is greater, for this transfer is $3,070,000.00*

*Affiant*

*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2017.*

JONATHAN S. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

*Notary Public*
*My commission expires:*

**Name and Address of New Owner**:

2303 Crestmoor, Inc. a Tennessee not-for-profit corporation
4306 Eastwood Drive
Nashville, TN 37215

**Send Tax Bills To:**

4306 Eastwood Drive
Nashville, TN 37215

**Street Address of Subject Property:**
2303 Crestmoor Road
Nashville, Tennessee 37215

**Map and Parcel:**
117-10-0-084.00

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANDREA S. SELBY**, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **2303 CRESTMOOR, INC. a Tennessee not-for-profit**

**corporation,** hereinafter called "**GRANTEES**," its heirs and assigns, certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 10, Block "A", as shown on the map entitled Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, Pages 62 thru 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREA L. SELBY AND BETH S. BARNETT, AS TENANTS IN COMMON, by deed from DAN H. JORDAN AND WIFE, MARGARET J. JORDAN, of record in Book 8098, Page 157, dated April 27, 1990, said Register's Office.

Further being the same property conveyed to ANDREA L. SELBY, by quitclaim deed from ANDREA L. SELBY AND BETH S. BARNETT, AS TENANTS IN COMMON, of record in Instrument No. 20130304-0021300 dated February 28, 2013, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and Grantor does covenant with the said Grantee that she has lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its heirs and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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.

**{SIGNATURES ON FOLLOWING PAGE}**

**WITNESS** my hand this 29 day of June, 2017.

**ANDREA S. SELBY**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Jennifer S. Ghanem, Notary Public in and for the aforesaid County and State, **ANDREA S. SELBY** with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument on her behalf, for the purposes therein contained.

On this 29th day of June, 2017.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My Commission Expires: March 6, 2018