Bill Garrett Davidson County
Batch# 56485 DEEDWARRSP
02/08/2018 11:18:53 AM 3 pgs
Fees: $18.00 Taxes: $610.13
20180208-0012801

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of January, 2018, by and between Selene Finance, L.P., party of the first part, and Bobby Wilson and Emily Wilson, 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:

Lot 11, Section One, Cedarwood Estates Subdivision, as shown on plat of record in Plat Book 4675, Page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description of said property.

This being the same property conveyed to Grantor by Quitclaim Deed of record at Instrument No. 20160728-0077815, 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 Plat Book 4675, Page 62, in the Register's Office of **Davidson** County, Tennessee; year 2017 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.

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

Selene Finance, L.P.

By: Brandee Conrad
Printed Name: Brandee Conrad
Title: Vice President

STATE OF Texas
COUNTY OF Harris

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

WITNESS my hand, at office, this 10 day of January, 2018

Carmen Alicia Figueroa
Notary Public

Commission Expiration: 3.10.2018

CARMEN ALICIA FIGUEROA
Notary ID # 129741895
My Commission Expires
March 10, 2018

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1061 CRESTHAVEN ROAD
MEMPHIS, TN 3812019
F3859822

PROPERTY ADDRESS:
440 Cedarvalley Drive
Nashville, TN 37211

PARCEL ID NUMBER: 162-13-0-011.00

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Bobby Wilson + Emily Wilson
300 Kennedy Drive
Whitehouse, TN 37188

State of Tennessee
County of Shelby

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 **$164,900.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Phyllis Frederick
Affiant

Subscribed and sworn before me this 6th day of February, 2018.

Gladys H. Vestal
Notary Public

Commission expiration: 1-20-20

GLADYS H. VESTAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY