Prepared By:
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Bill Garrett Davidson County
Batch# 80145 DEEDWARRSP
04/12/2018 09:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180412-0034402

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
David Richard Sellers, Trustee and Julie Lynne Sellers, Trustee 1401 Calvin Avenue Nashville, TN 37206	David Richard Sellers, Trustee and Julie Lynne Sellers, Trustee 1401 Calvin Avenue Nashville, TN 37206	Map /Parcel 083-05-0-421.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Richard Sellers, Jr. and wife Julie Lynne Sellers, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto as follows:

(a) a one-half undivided interest to David Richard Sellers, Trustee of the David Richard Sellers Revocable Trust dated January 28, 2018; and

(b) a one-half undivided interest to Julie Lynne Sellers, Trustee of the Julie Lynne Sellers Revocable Trust dated January 28, 2018,

hereinafter collectively called the GRANTEES, as tenants in common.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2018 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the execution of this Deed by the undersigned as of this the 26 day of February, 2018.

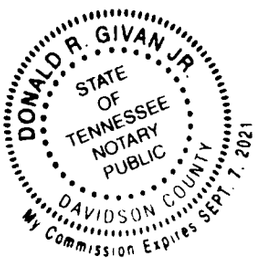
GRANTORS:

David Richard Sellers, Jr.

Julie Lynne Sellers

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



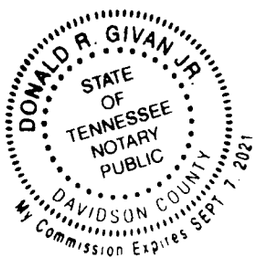
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Richard Sellers, Jr. and Julie Lynne Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in NASHVILLE, TENNESSEE, this the 26 day of February, 2018.

Notary Public

My Commission Expires: My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



The actual consideration or value whichever is greater, for this transfer is $0.00. The trusts named herein are revocable trusts. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(3)(F).

Affiant

Sworn to and subscribed before me this 26 day of February, 2018.

Notary Public

My Commission Expires: My Commission Expires SEPT. 7, 2021

EXHIBIT A

LEGAL DESCRIPTION

Land located in Davidson County, Tennessee being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block C in the Subdivision of the Hollins Home Place, of record in Book 547, Page 115 and Book 843, Page 101, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David Richard Sellers, Jr. and Julie Lynne Sellers by Warranty Deed dated August 15, 2017, and of record as Instrument No. 20170817-0084663, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1401 Calvin Avenue, Nashville, Davidson, County, Tennessee 37206.

Tennessee Certification of Electronic Document

I, Patricia Nelson (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PNelson
Signature

State of Kansas
County of Johnson

Personally appeared before me, Brook Kantor (Notary's Name), a notary public for this county and state, Patricia Nelson (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10.26.19

NOTARY'S SEAL

NOTARY PUBLIC STATE OF KANSAS | BROOK L. KANTOR My Appt. Exp. 10.26.19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).