State of TN, Davidson County:

This Instrument Prepared By

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20180731

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$795,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of June, 2018.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 106137 DEEDWARR
06/19/2018 09:50:25 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20180619-0058762

WARRANTY DEED

THIS INDENTURE, made this 15th day of June, 2018, among:

RICHARD SELSOR AND KAREN DAVIS SELSOR A/K/A KAREN SELSOR, HUSBAND AND WIFE, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

JOSHUA DENNEY, MARRIED MAN

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the Easterly 5 feet of Lot No. 2 and Westerly 45 feet of Lot No. 3 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Plat Book 332, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Easterly 5 feet of Lot No. 2 and Westerly 45 feet of Lot No. 3, on said Plan together fronting 50 feet on the North side of Eastland Avenue and running back between parallel lines 175 feet to an alley.

Being the same property conveyed to Richard Selsor and Karen Davis Selsor, husband and wife by Warranty Deed from Realty Ventures Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140812-0072626, Register's Office for Davidson County, Tennessee, dated August 04, 2014 and recorded on August 12, 2014. (Value of consideration shown in aforementioned deed $414,000.00.) Being also known as 1705 Eastland Avenue, Nashville, Tennessee 37206-2539.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument: 20180619-0058701, in the aforementioned Registers Office.

Richard Selsor

Karen Davis Selsor AKA Karen Davis by Richard Selsor as Attorney in fact

Karen Davis Selsor a/k/a Karen Davis
by Richard Selsor, as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard Selsor** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2018.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard Selsor**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Karen Davis Selsor a/k/a Karen Davis,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2018.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Joshua Denney and Anne Linnemann
Address: 1705 Eastland Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Joshua Denney and Anne Linnemann
Address: 1705 Eastland Avenue
City, State, Zip: Nashville, TN 37206

Tax ID: 083-0-60-239.00