Bill Garrett Davidson County
Batch# 113104 DEEDWARR
07/06/2018 11:40:30 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20180706-0065571

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616510

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $276,000.00.

Mary Katherine Keene
Affiant

Subscribed and sworn to before me, this29th day of June, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: 11/8/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blerta Selden and Erik Selden 3000 Hillsboro Pike #22 Nashville TN 37215	~~New Owner~~ Synovus Mortgage 800 Shades Creek Pkwy, MS101 Birmingham, AL 35209	Tax Parcel ID No. 117030A00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Katherine Keene, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blerta Selden and Erik Selden, wife and husband**Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 22 on the Plan of Versailles Condominium, a Horizontal Property Regime, of record in Rook 5050, Page 80, as corrected by Surveyor's Certificate of Correction in Book 5171, Page 153, said Register's Office, to which reference is made for a more complete description of said unit.

Being the same property conveyed to Mary Katherine Keene, an unmarried woman by Warranty Deed from Mary Louise Smythe, Executrix of the Estate of David Allan Lowe, deceased, recorded on the 19th day of September, 2011 in Instrument No. 20110919-0072314, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES APARTMENTS, CONDOMINIUM APARTMENTS, as recorded in Plat Book 5050, Page(s) 80, amended in Book 5171, Page 153.

Terms and provisions of by-Laws recorded in Book 5589, Page 367, Book 5659, Page 641 and Book 5667, Page 375.

Charter of Homeowners Association recorded in Book 5179, Page 858.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES APARTMENTS Condominium of record in Book 5168, Page 944 , as amended by instrument(s) of record in Book 7770, Page 955 and Book 8434, Page 719; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 3000 Hillsboro Pike #22 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2018.

Mary Katherine Keene

Mary Katherine Keene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Katherine Keene, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: 11/8/2021

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019