Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

Bill Garrett Davidson County
Batch# 115811 DEEDWARRSP
07/12/2018 03:28:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20180712-0067720

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Damian Seltzer and Maria Fernandez, Trustees 711 Bradford Avenue Nashville, TN 37204	Damian Seltzer and Maria Fernandez, Trustees 711 Bradford Avenue Nashville, TN 37204	Map/Parcel 105140N03100CO

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, Damian Seltzer and wife Maria Fernandez, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, 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 to Damian Seltzer and Maria Fernandez, Trustees of the Seltzer Revocable Living Trust dated JUNE 22, 2018, said Trustees hereinafter collectively called the GRANTEES.

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.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and 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.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

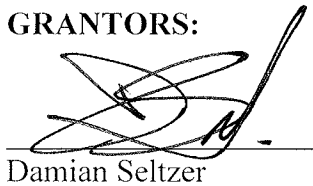
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on Following Page)

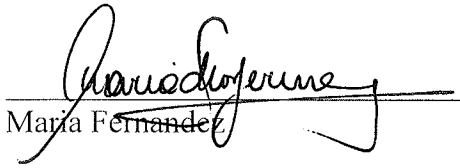
THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this the 22nd day of June, 2018.

GRANTORS:

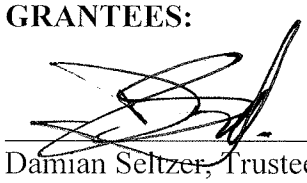


Damian Seltzer

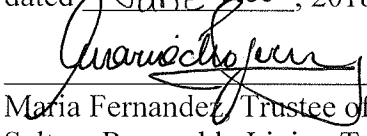


Maria Fernandez

GRANTEES:



Damian Seltzer, Trustee of the
Seltzer Revocable Living Trust
dated June 22, 2018



Maria Fernandez, Trustee of the
Seltzer Revocable Living Trust
dated June 22, 2018

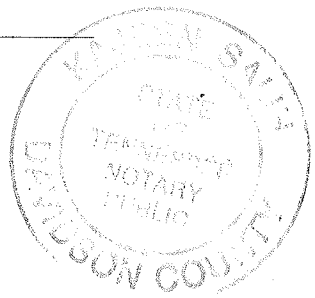
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Damian Seltzer and Maria Fernandez, 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 Brentwood, Tennessee, this the 22 day of June, 2018.

Kajeen Sait
Notary Public

My Commission Expires: 3.12.19



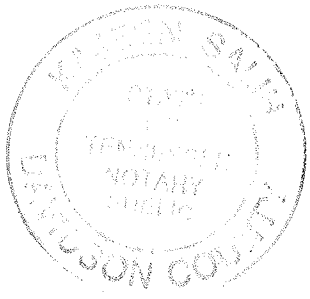
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Damian Seltzer and Maria Fernandez, Trustees of the Seltzer Revocable Living Trust dated June 22, 2018, 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 by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 22 day of June, 2018.

Kajeen Sait
Notary Public

My Commission Expires: 3.12.19



STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Sworn to and subscribed before me this 22 day of June, 2018.

Kajeen Salih
Notary Public

My Commission Expires: 3.12.19

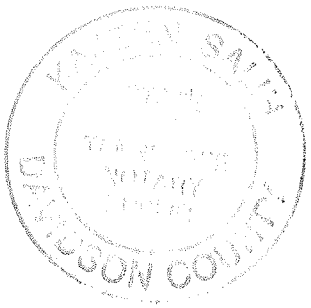


EXHIBIT A

LEGAL DESCRIPTION

Certain real property situated and lying in Davidson County, Tennessee, to wit:

Land situated in Davidson County, Tennessee, being Unit 31, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Damian Seltzer and wife Maria Fernandez, as tenants by the entirety, by Quitclaim Deed dated June 27, 2018 and of record as Instrument No. 20180709-0065717, Register's Office for Davidson County, Tennessee.

This is improved property which has the address of 711 Bradford Avenue, Nashville, Davidson County, Tennessee 37204.

Tennessee Certification of Electronic Document

I, Staci Holcom (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.

Staci Holcom
Signature

State of Kansas
County of Johnson

Personally appeared before me, Shelby O'Brien (Notary's Name), a notary public for this county and state, Staci Holcom (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: March 28, 2021

NOTARY'S SEAL

SHELBY O'BRIEN
Notary Public, State of Kansas
My Appointment Expires
03-28-2021

(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).