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

CRT File No. 180315492

Bill Garrett Davidson County
Batch# 134631 DEEDWARR
08/29/2018 09:43:10 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20180829-0085568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2018.

Notary Public
My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 1, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clifford Seltzer and Elaine Seltzer 121 Morton Mill Circle Nashville TN 37221	New Owner	Tax Parcel ID No. 141-12-0D-121.00 CO

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, **Kenneth Lee Bloeser and Judy H. Bloeser, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifford Seltzer and Elaine Seltzer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 121 and the driveway serving said Unit, as shown on the map entitled Third Revision of Morton Mill Estates, of record in Plat Book 7900, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KENNETH LEE BLOESER and wife, JUDY H. BLOESER, by deed from VAN E. HILL, of record in Instrument No. 20060310-0028103, dated March 7, 2006, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 141-12-0D-121.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, page 561, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7546, page 145, Book 7936, page 704, Book 7936, page 709 and Book 8079, page 804, said Register's Office.

Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7546, page 145 and Book 8079, page 804, said Register's Office.

Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7546, page 145 and Book 8079, page 804, said Register's Office.

This is improved property located at 121 Morton Mill Circle Nashville TN 37221

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 28th day of August, 2018.

Kenneth Lee Bloeser

Judy H. Bloeser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Lee Bloeser and Judy H. Bloeser, 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 28th day of August, 2018.

Notary Public

My Commission Expires: _____

NOTARIAL
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018