WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2617

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

CRT File No. 180717199

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $635,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2018.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Bill Garrett Davidson County
Batch# 135171 DEEDWARR
08/30/2018 10:44:44 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20180830-0086037

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Lyons and Anna Lyons 6437 Bresslyn Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115-14-0-063.00

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, **Clifford Seltzer and Elaine Seltzer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Lyons and Anna Lyons, 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 Lot No. 738 on the Plan of West Meade Farms, Inc., Section 7, as of record in Plat Book 2331, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 738 fronts 150.0 feet on the southeasterly margin of Bresslyn Road and extends back 353.1 feet on the southwesterly line and 322.2 feet on the northeasterly line to a dead line in rear, measuring 150.7 feet thereon.

Together with Appurtenant Easement for concrete driveway and retaining wall encroachment granted by the Electric Power Board for Metropolitan Government of Nashville and Davidson County (NES) of record in Book 8005, page 994; as corrected in Book 8282, page 471, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Clifford Seltzer and wife, Elaine Seltzer by Warranty Deed from Susan Ann Pyle, unmarried, dated June 30, 2010, recorded July 6, 2010, of record in Instrument No. 20100706-0052729, Register's Office for Davidson County, Tennessee.

Together with a beneficial easement for driveway and retaining wall of record in Book 8005, page 994, 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. 115-14-0-063.00.

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 2331, page 13, said Register's Office.

Easement of record in Book 8005, page 994, said Register's Office.

This is improved property located at 6437 Bresslyn Road Nashville TN 37205

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 27th day of August, 2018.

Clifford Seltzer

Elaine Seltzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifford Seltzer and Elaine Seltzer, 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 27th day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
OCTOBER 10, 2018