THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC.
P. 0. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-BR-19-510

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $171,000.00

AFFIANT

Subscribed and sworn to before me this 14th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 07/06/20

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
James Andrew Seliga **510 Monica Avenue,** **Goodlettsville, TN** **37072-2729**	US Bank 7601 Penn Ave S. Suite A1 Richfield MN 55423	**034 05 0 042.00**

Karen Johnson Davidson County
Batch# 233310 DEEDWARR
05/22/2019 03:28:32 PM 2 pgs
Fees: $13.00 Taxes: $632.70
20190522-0048622

FOR AND INCONSIDERATION of the sum of One Hundred Seven[illegible] 00/100 ($171,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAYMOND CUTSHAW, A MARRIED MAN,** has this day bargained and sold, and does hereby transfer and convey his respective interest unto the said **JAMES SELIGA, AN UNMARRIED MAN,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 53, on the Plan of Gatewood, Section 1, of record in Book 3300, pages 47-52 inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Said Lot No. 53 fronts 91 feet on the Easterly margin of Monica Avenue and runs back between lines, 166.3 on the Northerly line and 179.0 feet on the Southerly line to a dead line on which it measures 72.9 feet.

Being the same property conveyed to RAY CUTSHAW AND WIFE, BARBARA CUTSHAW, by deed from JONATHAN ELIJAH HILL, UNMARRIED of record in Instrument No. 20170511-0046708, dated May 9, 2017, and for further reference see Instrument No. 20190214-0013837, dated February 13, 2019, said Register's Office.

Being the same property conveyed to Raymond Cutshaw, husband of the said Barbara Cutshaw by Quitclaim deed from Barbara Cutshaw, a married woman, of record in Instrument NO. 20190214-0013837 Register's Office for **Davidson County, Tennessee, dated February 13, 2019 and recorded on February 14, 2019.**

This is improved property known as 510 Monica Avenue, Goodlettsville, TN 37072-2729

The said Raymond Cutshaw is the same person as the aforementioned Ray Cutshaw.

The wife of Raymond Cutshaw, Barbara Cutshaw joins in this conveyance through her attorney in fact, Raymond Cutshaw, to transfer any and all marital interest she has in said property. See Durable Power of Attorney for Finance of Barbara Sullivan of record in Register's Office of Davidson County, Instrument No. 2019214-0013836. The said Barbara Sullivan is the same person as the aforementioned Barbara Cutshaw.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns, forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 14 day of May, 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

RAYMOND CUTSHAW

BARBARA CUTSHAW, BY RAYMOND CUTSHAW, ATTORNEY-IN-FACT

Barbara Cutshaw by Raymond Cutshaw Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee this the 14 day of May, 2019.

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

NOTARY PUBLIC
My Commission Expires: 6/15/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of May, 2019, before me personally appeared **RAYMOND CUTSHAW,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BARBARA CUTSHAW** acknowledged that such person executed the same as the free act and deed of **BARBARA CUTSHAW.**

Witness my hand and official seal at Goodlettsville, Tennessee this the 14 day of May, 2019.

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

NOTARY PUBLIC
My Commission Expires: 6/15/19