Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 235166 DEEDWARR
05/28/2019 12:28:00 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190528-0050102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of May, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kevin P. Bradley and Lindsey W. Bradley	New Owner	084 16 0 003.00
(NAME)	(NAME)	
2408 Selma Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel B. Seelhorst and Samantha D. Rogers-Seelhorst, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin P. Bradley and Lindsey W. Bradley, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly 285 feet of Lot No. 26 on the Map of Nicholhurst, not of record, which is a resubdivision of Lots 13, 14, 20, 21, 27 and 28 in the Bainbridge and Satterfield Subdivision of part of Nichol Place as of record in Book 421, Page 132, Register's Office for said County.

Beginning at a point in the northerly margin of Selma Avenue at a common corner of Lots 3 and 26; said point being 250 feet west of the northwesterly corner of the intersection of McGavock Pike and Selma Avenue; thence northwardly along the line between Lots 26 and Lots 1, 2 and 3, 285 feet; thence westwardly 75 feet to the line between Lots 25 and 26; thence with the line between said lots, southwardly 285 feet to the northerly margin of Selma Avenue; thence with the margin of the same, eastwardly 75 feet to the beginning.

Being the same property conveyed to Daniel B. Seelhorst and Samantha D. Rogers-Seelhorst, husband and wife by Warranty Deed from David Sharifi, unmarried dated March 16, 2015 and recorded March 18, 2015 as Instrument No. 20150318-0023219, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1903425SSO

unimproved ☐
This is improved ☒ property, known as 2408 Selma Ave, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 22 day of May, 2019

Daniel B. Seelhorst

Samantha D. Rogers-Seelhorst

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Daniel B. Seelhorst and Samantha D. Rogers-Seelhorst, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1903425SSO