Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1905001145

Karen Johnson Davidson County
Batch# 243742 DEEDWARR
06/17/2019 10:15:36 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20190617-0057818

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Affiant

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

Notary Public

My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melanie Sesterhenn	SAME	**114-08-0C-151.00-CO**
7277 Charlotte Pike 303		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David Ssebulime and Marlene Ssebulime, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Melanie L Sesterhenn, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 147 on the Plan of Final Plat of West Park, Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc. of record as Instrument No. 20040304-0024541, as amended by Instrument No. 200411221-0151636 and Instrument No. 20050222-0018812, in the Register's Office for Davidson County, Tennessee, and supplemented to Annex Phase 3 by Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David Ssebulime, Marlene Ssebulime and Darrell S. Mattoon by Special/Limited Warranty deed from Federal Home Loan Mortgage Corporation of

record in Instrument No. 20100913-0072379 Register's Office for Davidson County, Tennessee, dated August 23, 2010 and recorded on September 13, 2010. (Value of consideration shown in aforementioned deed $169,950.00.) Being also known as 7277 Charlotte Pike 303 Nashville, Tennessee 37209. See quitclaim Deed Recorded at Ins.#20190071005787

This is ☐ improved ☐ unimproved property known as **7277 Charlotte Pike 303, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of June, 2019.

David Ssebulime

Marlene Ssebulime

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Ssebulime and Marlene Ssebulime, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of June, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000112-528

SP 11/2015