Karen Johnson Davidson County
Batch# 292879 DEEDWARR
09/30/2019 09:00:19 AM 3 pgs
Fees: $18.00 Taxes: $1,071.89
20190930-0098931

G#32402-2

BOX #14

THIS INSTRUMENT PREPARED BY:
Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Donna M. Corbin	Shelter Lending Services, L.L.C.	129-11-0-A-700-00-CO
700 Mt Carmel Place	P. O. Box 740039	
Nashville, TN 37205	Cincinnati, OH 45274-0039	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUSAN J. SELCKE, AN UNMARRIED WOMAN** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **DONNA M. CORBIN, a single person** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 700 as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete identification and detailed description.

Being the same property conveyed to SUSAN J. SELCKE, by Warranty Deed dated June 30, 2017, from LOUIS S. BECKER AND SPOUSE, LENORA BECKER, of record in Instrument No. 20170703-0066754, Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the Fee Simple Interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the Fee Simple Interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

This is improved property known as: 700 Mt. Carmel Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the

same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 26th day of September, 2019.

Susan J. Selcke

By: Gretchen S Zimmerman as her Attorney-In-Fact

SUSAN J. SELCKE
BY: GRETCHEN S. ZIMMERMAN, AS HER 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, GRETCHEN S. ZIMMERMAN, 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 SUSAN J. SELCKE as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said SUSAN J. SELCKE.

Witness my hand and seal at Nashville TN, TN, this 26th day of September, 2019.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$289,700.00.**

Sworn to and subscribed before me this 27th day of September, 2019.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument is being executed on behalf of Susan J. Selcke pursuant to a Durable Power of Attorney executed by her on the 10th day of September, 2018, of record in Instrument No. 20190930-0098930, Register's Office for Davidson County, Tennessee.

Susan M. Selcke and Susan J. Selcke being one and the same person.