This Instrument Prepared by ~~and Return~~ to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 383372 **DEEDWARR**
04/09/2020 08:02:37 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200409-0037311

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 6th day of April, 2020.

Notary Public
My commission expires: 7/6/20

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kenneth Premo 4909 Tyne Valley Blvd. Nashville, TN 37220	new owner	160-12-0 108.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRY B. SELBY, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KENNETH PREMO, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements. hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Granberry Heights. Section 2, of record in Book 4955, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry B. Selby and wife, Dorothy C. Selby, by deed from Tennessee Housebuyers, LLC, dated 10/17/2005, of record in Instrument No. 20051019-0126066, said Register's Office. The said Dorothy C. Selby having since deceased in December of 2019.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5519 Wakefield Dr., Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-MB3-20-5597

Witness my hand this the 6th day of April, 2020.

Henry B. Selby by Carolyn Selby Andrews

Henry B. Selby by Carolyn Selby Andrews, Attorney-in-Fact

Attorney in fact

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 6th day of April, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared **Carolyn Selby Andrews** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Henry B. Selby, by Specific Power of Attorney dated March 3, 2020, and who acknowledged that he executed the same as the free act and deed of Henry B. Selby.

Witness my hand and official seal this 6th day of April, 2020.

My Commission Expires: 7 6 2020

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY