Karen Johnson Davidson County
Batch# 388884 DEEDWARR
04/21/2020 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20200421-0041498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sonia W. Marlowe and Alton H. Marlowe, Jr.	New Owner	172 14 0B 099.00
(NAME) 1429 Wexford Downs Lane	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David A. Selke and wife, Janice M. Selke**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sonia W. Marlowe and Alton H. Marlowe, Jr., wife and husband**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Minor Revision of Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-221, 126-128, & 132-133 of record in Plat at Instrument No. 20080122-0006550, revising Plat Instrument No. 20000804-0077802 and Instrument No. 20010313-0024106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Selke and wife, Janice M. Selke by Warranty Deed from Marnie S. McNamara, Trustee of the Margaret I. Pollock Family Trust Dated May 06, 1988, as restated on February 15, 1996 and as further restated on February 15 2011, dated January 29, 2016 and recorded February 1, 2016, as Instrument No. 20160201-0009234, in said Register's Office for Davidson County, Tennessee, The said Margaret I. Pollock having died on April 17, 2015.

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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 17th day of April 2020.

David A Selke by Laurie M Hart Atty in Fact

David A. Selke by Laurie M. Hart Attorney In Fact

Janice M Selke by Laurie M Hart Atty in Fact

Janice M. Selke by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, 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 David A. Selke and Janic M. Selke, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of David A. Selke and Janice M. Selke, for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2020.

Notary Public

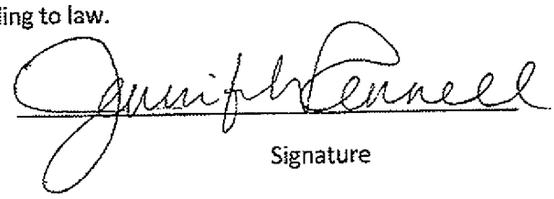
My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

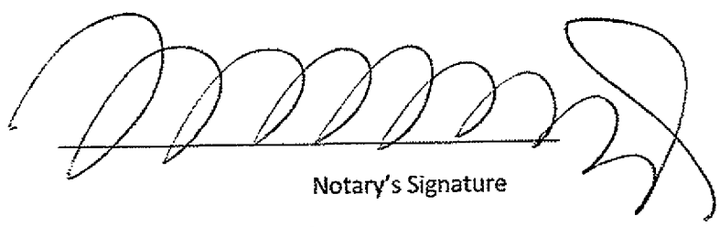


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

