THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **885,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2020. Notary Public MY COMMISSION EXPIRES 9-18-2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 432105 DEEDWARR
07/07/2020 02:58:30 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50
20200707-0073315

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blerta Selden & Erik Selden	New Owner	MAP 118-05-0U-
1014A Gale Lane		PARCEL 001.00-CO
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason C. Tarver and Kathleen R. Tarver, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blerta Selden and Erik Selden, wife and husband**

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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1014 Gale Lane, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170426-0040820, 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 Jason C. Tarver and Kathleen R. Tarver, husband and wife by Warranty deed from Progressive Development of record in Instrument No. 20180417-0036087 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 17, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1014A Gale Lane, Nashville, TN 37204.**

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 the 1st day of July, 2020.

Kathleen R Tarver by JAW atty-in-fact
Kathleen R. Tarver by James A. Waechter, Attorney-in-Fact

Jason C. Tarver by JAW atty-in-fact
Jason C. Tarver by James A. Waechter, 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, the within named **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of **Kathleen R. Tarver and Jason C. Tarver**, as their Attorney in Fact, as the free act and deed of the within named **Kathleen R. Tarver and Jason C. Tarver**.

Witness my hand and official seal this the 1st day of July, 2020.

My Commission expires 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY