This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204195

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$865,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of January, 2021.

Notary Public
My Commission Expires: 5/9/23

Karen Johnson Davidson County
Batch# 556027 **DEEDWARR**
01/19/2021 11:54:19 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50

20210119-0007791

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INDENTURE, made this 15th day of January, 2021, among:

RICHARD SELSOR AND KAREN SELSOR, HUSBAND AND WIFE, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

REBECCA HACKEL HOWE AND WESLEY SHAY HOWE, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Westerly 50.00 feet of Lot No. 175 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 50 feet on the Northerly margin of Long Avenue and extends back between parallel lines, with the Easterly margin of South 17th Street, 150 feet to an alley.

Being the same property conveyed to Richard Selsor and Karen Selsor, husband and wife by Warranty deed from Alan B. Minchew, married of record in Instrument No. 20180618-0058221 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018. Being also known as 1701 Long Ave Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Richard Selsor

KD Selsor by RS as Attorney-in-Fact

Karen Selsor by Richard Selsor as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard Selsor**, the within named 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 further acknowledged that such person is the attorney-in-fact of **Karen Selsor,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 14 day of January, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Rebecca Howe and Wesley Howe
Address: 1701 Long Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Austin Capital Bank SSB
Address: 8100 Shoal Creek Blvd
City, State, Zip: Austin, TX 78757

Tax ID: 094-02-0-046.00

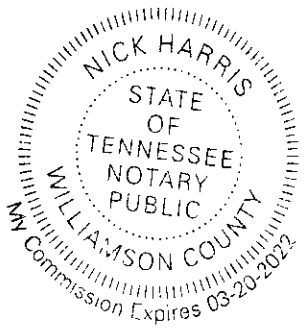
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Richard Selsor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **January, 2021.**

Notary Public

My Commission Expires:_____



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Richard Selsor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Karen Selsor**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Karen Selsor**, for the purpose therein contained, by signing the name of **Karen Selsor,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **January, 2021.**

Notary Public

My Commission Expires:_____

