Karen Johnson Davidson County
Batch# 560415 DEEDWARR
01/25/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20210125-0010752

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Carmen Coats
Affiant

EMILY MORGAN DUDLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2021.

Emily M. Dudley
Notary Public
MY COMMISSION EXPIRES: 09-02-2024
File No. G21-11505

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Fruchterman and Alessandra A. Fruchterman (NAME)	First community Mortgage inc (NAME)	119-14-0-171
2905 Selena Drive (STREET ADDRESS)	215 Robert Rose Dr (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Cheryl E. Seneff, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Fruchterman and Alessandra A. Fruchterman, husband and wife**, 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 Lot No. 4 on the plan of Section Two, Mashburn Heights, of record in Book 1835, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl E. Seneff, married by Quitclaim Deed of record in Instrument # 202101250010751 Register's Office for Davidson County, Tennessee. See also previous deed being the same property conveyed to Cheryl E. Seneff, as to an undivided one-half (1/2) interest; Vance O. Seneff and Roberta M. Seneff, Trustees, or their successors in trust, under the Vance O. Seneff Living Trust dated December 29, 1997, and any amendments thereto as to an undivided one-fourth (1/4) interest; and Roberta M. Seneff and Vance O. Seneff, Trustees, or their successors in trust, under the Roberta M. Seneff Living Trust dated December 29, 1997, and any amendments, thereto as an undivided one-fourth (1/4) interest by Deed dated September 14, 1998, recorded November 24, 1998, in Book 11219, Page 204, in the Register's Office of Davidson County, Tennessee. The said Vance O. Seneff died September 13, 2007. The said Roberta M. Seneff died March 30, 2008. The said Stephen L. Seneff and Gregory L. Seneff hereby signs as Successor Trustees of the Vance O. Seneff Living Trust dated December 29, 1997 and as Successor Trustee of the Roberta M. Seneff Living Trust dated December 29, 1997.
Gregory E. Seneffjoins in this conveyance for the purpose of conveying any interest he may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, Page 93, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2024, Page 88; Book 2038, Page 325; and Book 2290, Page 494, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2905 Selena Drive, Nashville, TN 37211.

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. 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.

Witness my/our hand(s) this 22nd day of January, 2021.

Cheryl E. Seneff

Cheryl E. Seneff

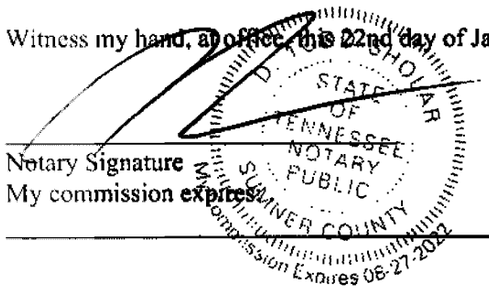
Gregory E. Seneff

Gregory E. Seneff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2021, before me personally appeared Cheryl E. Seneff and Gregory E. Seneff, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2021.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022