WARRANTY DEED

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Buttany Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason P. Gullo	New Owner	081084I00100CO
(NAME)	(NAME)	
1712 7th Avenue N, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mason Herron and Philip Kendrick, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sarah Kathryn Dorsey, an unmarried woman andJason Gullo, an unmarried man , 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 of Shell House Townhomes, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Shell House Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140523-0044941, 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 a portion of the same property conveyed to Mason Herron and Phil Kendrick, as tenants in common by Warranty Deed from Sabrina Zynn Bryant, married, of record in Instrument No. 20140422-0033657, Register's Office for Davidson County, Tennessee, dated April 18, 2014, and recorded on April 22, 2014, and also being a portion of the same property conveyed to Sabrina D. Zynn, unmarried by Warranty Deed from Linda M. Boyd, unmarried, of record in Instrument No. 200008300085756, Register's Office for Davidson County, Tennessee, dated August 28, 2000, and recorded on August 30,2000.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1712 7th Avenue N, Unit A, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150050213 DEEDWARR
Recvd: 06/23/15 14:57 2 pgs
Fees:13.00 Taxes:1683.50
20150623-0060173

Witness our hands this 19th day of June, 2015.

Mason Herron

Philip Kendrick

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 19th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mason Herron and Philip Kendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

