THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1298

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristen Mcleod 400A Saint Francis Avenue Nashville	Corelogic 1 Corelogic Dr. Attn: Client Svc. DFW-184-F3 Westlake, TX 76262	104-1-M-1.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $407,000.00

x Kristen Brittany Mcleod
Affiant

Subscribed and sworn to before me, this the 18th day of April, 2016.

Claudia Boyett
Notary Public Claudia Boyett

My Commission Expires: 9-11-2017
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20160034067 DEEDWARR
Recvd: 04/26/16 09:16 2 pgs
Fees:13.00 Taxes:1505.90
20160426-0040311

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Anne Marie Ross, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristen* Mcleod, an unmarried individual,** 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: *Brittany 4/21

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as **Unit A** on the plan of St. Francis Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for St. Francis Townhomes, of record in Instrument No. 20130603-0055458, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of St. Francis Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Anne Marie Ross, a single woman by Warranty Deed from Robert Kincaid, married, dated March 21, 2014, recorded March 25, 2014, of record in Instrument No. 20140325-0024343, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This is ☒ Improved OR ☐ Unimproved property located at: **400A Saint Francis Avenue, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **18th** day of **April, 2016.**

GRANTOR(S)

Anne Marie Ross

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Anne Marie Ross** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **18th** day of **April, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016