WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $399,900.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 2016.

Notary Public
My Commission expires: 6/19/18
(Affix Seal)

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Braden James Carney	New owner	072160400100CO
2200 Sheridan Road		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Devan McClish, Debra McClish and Calvit Ratcliffe**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Braden James Carney and Sarah Flynn Snoddy and John Carney**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of The Plan of 2202 Sheridan Road, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 2202 Sheridan Road, a Townhouse Planned Unit Development, of record as Instrument No. 20160309-0022406, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20160309-0022406, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Devan McClish, Debra McClish and Calvit Ratcliffe, from Sharon Ann Nichols, unmarried, by deed on December 21, 2015, of record in Instrument Number 20151228-0129657, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20160309-022406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2200 Sheridan Road, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTORS do hereby covenant with the GRANTEES that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160087469 DEEDWARR
Recvd: 10/05/16 09:37 2 pgs
Fees:13.00 Taxes:1479.63
20161005-0105014

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 September 30, 2016.

Devan McClish

Debra McClish

Calvit Ratcliffe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devan McClish and Debra McClish** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2016.

My commission expires 5.24.17

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Calvit Ratcliffe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2016

My commission expires 5.24.17

Notary Public

JULIE COOMB
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY