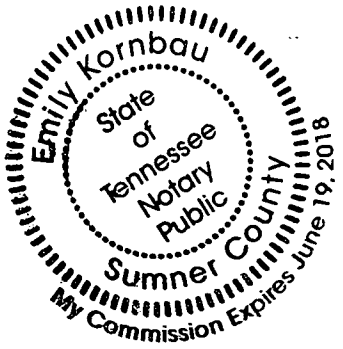
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kelley Mayo and Shane Mayo	NEW OWNER	083 06 0 187.00
(NAME)	(NAME)	
210 Fall Street	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stacey Advani, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelley Mayo and Shane Mayo, wife and husband**, 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:

Being the east half of Lot No. 10 on the Map of Sneed and Hamilton's Re-Subdivision of Lots 2, 3, and other lots in Brownsville, as of record in Book 161, Page 149, 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 Stacey Advani, a married woman by Warranty Deed from Timothy Cantrell and wife, Ashley Cantrell dated September 9, 2015 and recorded September 11, 2015 in Instrument No. 201509110092506, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit of record as Instrument No. 201510280109582, in said Register's Office for Davidson County*

The spouse of the grantor does not join in the execution of the instrument as the subject property was not their marital residence and there is no marital interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-170320SSO

BILL GARRETT, Davidson County
Trans:T20170014289 DEEDWARR
Recvd: 02/16/17 14:43 2 pgs
Fees:13.00 Taxes:2127.50
20170216-0016219

unimproved ☐

This is improved ☒ property, known as 210 Fall Street, Nashville, TN 37206

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, has 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.

Witness our hands this the 10th day of February, 2017

Stacey Advani

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stacey Advani, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-170320SSO