BILL GARRETT, Davidson County
Trans:T20170033198 DEEDWARR
Recvd: 04/20/17 09:02 2 pgs
Fees:13.00 Taxes:1653.53
20170420-0038630

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $446,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2017.

Notary Public

My commission expires:

SUE ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Mark Eldredge and Kathryn Ana Gayle	Regions Bank	091-07-0-065.00
5205 B Louisiana Avenue	2050 Parkway Office Circle	
Nashville, TN 37209	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shawn Meehan, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christopher Mark Eldredge and Kathryn Ana Gayle, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Lot No. 1112, Block 19 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 1112 fronts 25 feet on the southerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

BEING a portion of the same property conveyed to Shawn Meehan by Warranty Deed from Katherine Seana Holloway of record as Instrument No. 20160805-0081312 in the Register's Office for Davidson County, Tennessee, and being the same property furthered conveyed to Shawn Meehan by Quitclaim Deed from Shawn Meehan of record as Instrument No. 20160818-0086331 Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as 5205 B Louisiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of April, 2017.

Shawn Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shawn Meehan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of April, 2017.

Notary Public

My Commission Expires: 8.21.19



SolomonParks File No. 317054