Davidson County DEEDWARR
Recvd: 05/05/17 16:25 3 pgs
Fees:18.00 Taxes:1041.55
20170505-0045128

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411490**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $281,500.00. Affiant Subscribed and sworn to before me, this5th day of May, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-10-2018

WARRANTY DEED

Address New Owner: Jansen Gabriel Milam 4505 Harding Pike #109 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-03-0B-109.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sara Shea Davis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jansen Gabriel Milam, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 109, on the Horizontal Property Regime for Royal Oaks Apartments, as recorded in the Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, the Plat of which is of record in Plat Book 4660, page 59, as amended in Plat Book 5200, page 45 to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SARA SHEA DAVIS, by deed from E. ROBERT WELLS and wife, ADDIE WELLS, of record in Book 10155, page 33 , dated August 9, 1996 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, setback lines, subdivision and/or condominium, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Davidson County taxes for the year 2017, and subsequent years, a lien not yet due and payable. Map/Parcel No. 116-03-0B-109.00 CO.

Master Deed of record in Book 5282, page 972, said Register's Office.

Matters shown on the Plan of record in Plat Book 4660, page 59 and Plat Book 5200, page 45, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, page 964, said Register's Office.

Sanitary Sewer Easement of record in Book 3347, page 188, said Register's Office.

This is improved property located at 4505 Harding Pike #109 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of May, 2017.

Sara Shea Davis

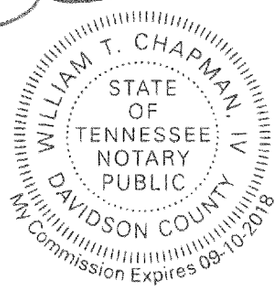
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Shea Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2017.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

