Davidson County	DEEDWARR
Recvd: 05/12/17 16:10	3 pgs
Fees:18.00 Taxes:2271.39	
20170512-0047596	

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $613,890.00. michelle A Meere Affiant Subscribed and sworn to before me, this 12th day of May, 2017. Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Childress, Trustee of the 110 3rd Avenue Trust	New Owner	**104-15-0-216.00**
2123 Ashwood Ave, Nashville TN 37212	412 Eddy Ln	
Nashville, TN 37212	Franklin TN 37064	

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,

Michelle Meere, a single woman

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

Jason Childress, Trustee of the 110 3rd Avenue Trust, dated February 18, 2015

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

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Revised Plan of H.P. Jacob's of Part of the Manley Tract of record in Plat Book 547, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle Meere, single woman by Warranty deed from Lucca Properties, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20141121-0107344 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 21, 2014.

This is improved property known as **2123 Ashwood Ave, Nashville TN 37212, Nashville, TN 37212.**

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 she 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 assumec by the Grantee.
2. Matters, if any, shown on any applicable Plan of record 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 herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 12th day of May, 2017.

Michelle A Meere

Michelle Meere

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 12th day of May, 2017.

Michelle W Locke

Notary Public

My Commission Expires: 10/2/19

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 5017159

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY