NEW OWNER:

Calvin Milano
Carly Milano
1721A 5th Avenue N.
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0266 JM

Parcel ID #: 081-08-2-C-001.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/15/17 15:58 4 pgs
Fees:23.00 Taxes:1979.50
20170515-0048224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Thirty-Five Thousand and 00/100 Dollars** ($**535,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JEFFREY BERNARD KRONES**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CALVIN MILANO, unmarried man and CARLY MILANO, unmarried woman, tenants in common with full right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of 5th Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20130312-0024672, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Site Pan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 182 on the Plan of North Nashville Real Estate Property, of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Bernard Krones, a single man by Warranty Deed from Three Bean Properties of record in Instrument No. 20141010-0094222 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 10, 2014.

Being also known as 1721A 5th Avenue N. Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12 day of **May, 2017**.

JEFFREY BERNARD KRONES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JEFFREY BERNARD KRONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **May, 2017**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **535,000.00** .

Calvin M Nam

AFFIANT

Sworn to and subscribed to before me this 12th day of **May, 2017**.

NOTARY PUBLIC

My commission expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY