WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

Affiant

Subscribed and sworn to me on June 13, 2017.

NOTARY PUBLIC

My Commission Expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

BILL GARRETT, Davidson County
Trans:T20170051076 DEEDWARR
Recvd: 06/15/17 09:15 3 pgs
Fees:18.00 Taxes:1406.00
20170615-0060019

THIS INSTRUMENT WAS PREPARED BY:
Patrick H. Poole, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30162SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer L. Lawyer 1005 B Shadow Lane Nashville, TN 37206	SAME ADDRESS AS NEW OWNER	084-05-0C-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Devan McClish and Luka Milicevic, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jennifer L. Lawyer, unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of 1005 Shadow Lane, A Townhouse Planned Unit Development, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160715-0073123, Register' s Office for Davidson County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit B to said Declaration and By-Laws appended thereto as Exhibit D, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Devan McClish and Luka Milicevic, by Deed from Melanie J. Coleman, a single woman, of record in Instrument No. 20160630-0067214, dated June 27, 2016, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on the Plan of record in Plat Book 3700, page 37 and amended in Book 3805, page 360 and Book 3862, page 92, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for 1005 Shadow Lane in Instrument No. 20160715-0073123, Register' s Office .
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1005B Shadow Lane, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my/our hand(s) this 13th day of June, 2017.

DEVAN MCCLISH

LUKA MILICEVIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Devan McClish to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 13, 2017.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Luka Milicevic to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 13, 2017.

NOTARY PUBLIC

My Commission Expires: _____

