Davidson County DEEDWARR
Recvd: 06/15/17 15:21 3 pgs
Fees:18.00 Taxes:629.00
20170615-0060321

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2017.

Notary Public

(Notary Stamp)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My commission expires: 6/28/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kelley Sirko	NEW OWNER	**161-11-0A-048.00-CO**
390 Huntington Ridge Dr.		
Nashville, TN 37211		

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,

Jeremy Gatlin, an unmarried man

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

Kelley Sirko, an unmarried woman

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

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of Huntington Ridge Townhomes, a Planned Unit Development, as of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jeremy Gatlin, an unmarried man by Warranty Deed from Anita J. James, married and Nichoal James, single, of record in Instrument No. 20140225-0016045, Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 25, 2014.

This is **improved** property known as **390 Huntington Ridge Dr., Nashville, TN 37211.**

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 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 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 12 day of June, 2017.

Jeremy Gatlin

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF MARICOPA

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

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

Notary Public
My Commission Expires: 10-22-2017

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
HARJEET KAUR
My Commission Expires October 22, 2017

SolomonParks File No. 5017223

True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY