Davidson County DEEDWARR Recvd: 07/17/17 10:53 3 pgs Fees:18.00 Taxes:1812.63 **20170717-0071496**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $489,900.00. Benjamin David Hatch Affiant Subscribed and sworn to before me, this 14th day of July, 2017. Notary Public My commission expires: 2/25/19
(Notary Stamp)	

NANCY CROSS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Benjamin David Hatch and Mollie Adrianne Moore	F+M Bank	P/O 091-07-0-075.00 New
5311 Louisiana Avenue	10 Cadillac Dr., Ste. 100	
Nashville, TN 37209	Brentwood, TN 37027	

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,

Shawn F. Meehan, married

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

Benjamin David Hatch, an unmarried man, and Mollie Adrianne Moore, an unmarried woman, as joint tenants with right of survivorship

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

BEING Unit No. A, 5311 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 5311 Louisiana Avenue Townhomes of record at Instrument No. 20170124-0007664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Shawn F. Meehan by Warranty deed from Gary Brown and Paulette Brown of record in Instrument No. 20161031-0114997 Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been the marital residence of the Grantor or Grantors spouse.

This is improved property known as 5311 Louisiana Avenue, Nashville, TN 37209.

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 14th day of July, 2017.

Shawn F. Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 14th day of July, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317072

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY