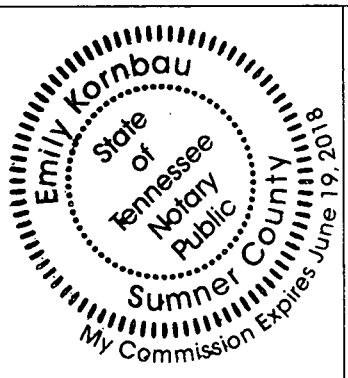
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Trans:T20170068165 DEEDWARR
Recvd: 08/07/17 15:32 2 pgs
Fees:13.00 Taxes:1572.50
20170807-0080782



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2017.

Notary Public

My commission expires: 6/19/18

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
Samantha Watlington and Kyle Watlington	new owner	091-06-0-437.00
5503 A Kentucky Avenue		
Nashville, TN 37209		

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 Meehan, married

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

Samantha Adams and Kyle Watlington

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

BEING Lot No. 1406 of Block 198 on the Plan of Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, 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 Shawn Meehan by Quitclaim deed from Shawn Meehan of record in Instrument No. 20160818-0086332 Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as **5503 A Kentucky 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 Plan of Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, 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 1st day of August, 2017.

Shawn 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 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 1st day of August, 2017.

Notary Public
My Commission Expires: 8.21.17

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

SolomonParks File No. 317182