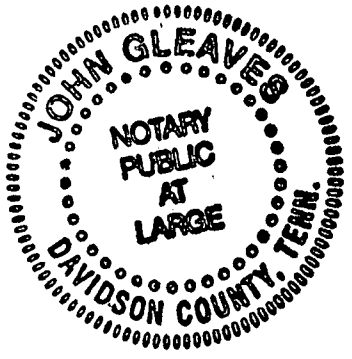
BILL GARRETT, Davidson County
Trans:T20170071482 DEEDWARR
Recvd: 08/17/17 10:58 2 pgs
Fees:13.00 Taxes:1156.25
20170817-0084544



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

Affiant

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

Notary Public

My commission expires: 3618

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Karin Nelsen	New Owner	082-09-0Q-024.00-CO
1251 4th Avenue North		
Nashville, TN 37208		

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,

Johnathan Crocker, a married man, and John H. Crocker, a married man

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

Karin Nelsen, unmarried

(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. 1251 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975 and in Instrument No. 20130718-0074552, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "A" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-17-1251

SP 11/2015

BEING the same property conveyed to Johnathan Crocker, a married man, and John H. Crocker, a married man, by Special Warranty Deed from Nashten, LLC, a Tennessee limited liability company, of record as Instrument No. 20131210-0125306 in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the marital residence of the Grantors or the Grantors' spouses.

This is improved property known as 1251 4th Avenue North, Nashville, TN 37208.

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 August, 2017.

Johnathan Crocker

John H. Crocker by Johnathan Crocker,
Attorney in Fact ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Johnathan Crocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and as the free act and deed of the said John H. Crocker as his attorney in fact.

Witness my hand and official seal this 14 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. 80170117

SP 11/2015