(1)

Bill Garrett Davidson County
Batch# 1639 DEEDWARR
09/18/2017 10:18:55 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20170918-0095052

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $489,900.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2017. Notary Public My commission expires: 03-08-21

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
Gavin D. Quinn and Erin E. Quinn	Farmington Mortgage a Div. of Capstar Bank	**091-07-1F-002.00-CO**
1310 54th Avenue North	2002 Richard Jones Road, Ste 300A	
Nashville, TN 37209	Nashville, TN 37215	

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

Gavin D. Quinn and Erin E. Quinn, husband and wife

(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 0Unit No. B, 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 as Instrument No. 20161031-0114997 in the 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 1310 54th Avenue North, 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 15th day of September, 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, 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 their names above.

Witness my hand and official seal this 15th day of September, 2017.

Notary Public

My Commission Expires: 7.19.21

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

SolomonParks File No. 30170235

SP 11/2015