

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $419,900.00.

Affiant

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

Notary Public

My commission expires: 3.8.2021

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

Bill Garrett Davidson County
Batch# 32605 **DEEDWARR**
12/04/2017 10:19:47 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20171204-0123234

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristina B. Petrino and Daniel R. Petrino	Same as New Owner	**091-02-4J-001.00-CO**
6016 A California 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,

James E. Nell, married

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

Kristina B. Petrino and Daniel R. Petrino, wife and husband

(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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6016 California Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161212-0129886, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to James E. Nell by Warranty Deed from MRB Developers LLC of record in Instrument No. 20161101-0115155 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.

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This is improved property known as **6016 A California 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 all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

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 30 day of November, 2017.

James E. Nell

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, James E. Nell, 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 30 day of Nov, 2017.

Notary Public
My Commission Expires: 7.19.21

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

SolomonParks File No. 30170318

SP 11/2015