Bill Garrett Davidson County
Batch# 43575 **DEEDWARR**
01/02/2018 03:22:04 PM 2 pgs
Fees: $13.00 Taxes: $1,189.55

20180102-0000591

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $321,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2017.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jordan Schneider	Guaranty Trust Co.	**071-08-0B-002-00-CO**
312 Prince Ave B	316 Robert Rose Dr.	
Nashville, TN 37207	Murfreesboro, TN 37129	

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,

David B. Kelly and wife Shannon Kelly

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

Jordan Schneider, an unmarried person and Morgan Lindsey McMahan, an unmarried person, 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 312B of Prince Street Homes, a Horizontal Property Regime with Private Elements, established by Declaration of record in Instrument No. 20161020-0111164 and amendment recorded in Instrument No. 20161109-0118764, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set forth on Exhibit B to Declaration of record in Instrument No. 20161020-0111164, reference to which is hereby made for a more complete and detailed description.

BEING a portion of the same property conveyed to David B. Kelly and wife, Shannon R. Kelly by Quitclaim deed from Reginald McKeever of record in Instrument No. 20161103-0116201 Register's Office for Davidson County, Tennessee, dated November 02, 2016 and recorded on November 03, 2016.

This is improved property known as **312 Prince Ave B, Nashville, TN 37207.**

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 previously paid (or 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 28th day of December, 2017.

David B. Kelly

Shannon Kelly

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David B. Kelly and Shannon Kelly, 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 28th day of December, 2017.

Notary Public
My Commission Expires: 4-4-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 60170306