WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of January, 2018.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kellie Kring	New Owner	Map 08107026300
1811 15th Avenue North		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **SN Developments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kellie Kring**, her/his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 12 on the map of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the westerly side of 15th Avenue North, formerly Hutchison Avenue and runs back 112.7 feet on the northerly line and 111.3 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to SN Development, LLC by Warranty Deed from Annette Luckey and her husband, McKinley Joe Luckey dated December 5, 2017 of record in Instrument Number 20171219-0128998, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 161, page 44, Register's Office County, Tennessee.

This is improved property known as: **1811 15th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 48972 DEEDWARR
01/18/2018 02:44:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180118-0005438

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.

WITNESS our hands this January 5, 2018.

SN Developments, LLC

By: Graham Nichols, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Graham Nichols with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of SN Developments, LLC., the within named Grantor, a limited liability company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the SN Developments, LLC as Member.

Witness my hand, at office, this 5th day of January, 2018.

Notary Public

My commission expires: 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.