WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 51806 DEEDWARR
01/26/2018 09:31:25 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180126-0008265

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 11/22/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Chris Lund
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2018

Sarah M. Dooley
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
S2K Development, LLC	New Owner	142-14C-94
(NAME)	(NAME)	
4 Bridleway Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180116

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shawn F. Meehan, married and Eric D. Glasser, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **S2K Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

All that certain condominium situated in the County of Davidson, State of Tennessee being described as: Unit No. 32A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from Shawn Meehan by deed from Federal Home Loan Mortgage Corporation, dated September 7, 2011, of record as Instrument No. 20111005-0077205, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Shawn F. Meehan, as to an undivided 1/2 interest and Eric D. Glasser, as to an undivided 1/2 interest, as tenants in common by deed from Shawn F. Meehan, married, dated June 8, 2012, of record in Instrument No. 20120613-0051486, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of Shawn F. Meehan or his spouse.

Unimproved ☐

This is improved ☒ property, known as 704 McPherson Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I/we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of January, 2018

Shawn F. Meehan

Eric D. Glasser

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shawn F. Meehan and Eric D. Glasser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th of January, 2018.

Christine L. Lind

Notary Public
My Commission Expires: November 22, 2021

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.