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THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $315,000.00 Affiant Subscribed and sworn to before me, this 9th day of March, 2018. Notary Public My Commission Expires: 11/3/2020
Bill Garrett Davidson County Batch# 67830 DEEDWARR 03/12/2018 01:17:52 PM 2 pgs Fees: $13.00 Taxes: $1,165.50 20180312-0023153	DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Erin Shubert and David Thompson 553 Rosedale Avenue, Apt 140 Nashville, TN 37211	~~New Owner~~ MIG 8320 E Walker Springs Lane #201 Knoxville, TN 37923	Tax Parcel ID No. 118-04-0B-140.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER L. MCGILL, N/K/A JENNIFER MCGILL DOTSON, MARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID THOMPSON, AN UNMARRIED MAN, AND ERIN SHUBERT, AN UNMARRIED WOMAN,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 140, on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to Jennifer L. Mcgill, by deed from CRAIGHEAD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080502-0044830, dated April 30, 2008, said Register's Office.

THE SPOUSE OF JENNIFER MCGILL DOTSON WAS NOT REQUIRED TO CONVEY HIS MARITAL INTEREST TO THIS PROPERTY DUE TO IT BEING INVESTMENT PROPERTY AND HAS NO HOMESTEAD RIGHTS.

This is improved property commonly known as: **553 ROSEDALE AVE, APT 140, NASHVILLE, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March 2018.

JENNIFER L. MCGILL,
N/K/A JENNIFER MCGILL DOTSON

STATE OF Ky)
)
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER L. MCGILL, N/K/A JENNIFER MCGILL DOTSON**, 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 persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of March, 2018.

Janet Robinson
Notary Public
My Commission Expires: 5-12-21

