RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810308

Bill Garrett Davidson County
Batch# 77764 DEEDWARR
04/10/2018 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20180410-0033670

WARRANTY DEED

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018.

NOTARY PUBLIC

My commission expires: 03/08/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelly Skelton 1714 Pecan Street Nashville, TN 37208	Shelly Skelton 1714 Pecan Street Nashville, TN 37208	081-02-0-Z-002.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($349,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ERIC HENSLEY AND MIKE ADAM TETZEL, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHELLY SKELTON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B on the Exhibit Map to the Declaration of Covenants, Conditions and Restrictions Establishing a Horizontal Property Regime for "1712A - 1712B Pecan Street Townhomes", of record in Instrument Number 20170103-0000343, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Eric Hensley and Mike Adam Tetzel, as joint tenants with the right of survivorship, by Quitclaim Deed from Mike Tetzel, dated 2/17/2017, recorded 2/21/2017, of record in Instrument No. 20170221-0017187, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property previously conveyed to Mike Tetzel by Quitclaim Deed from AMT Property Solutions, LLC, dated 1/19/2017, recorded 1/25/2017, of record in Instrument No. 20170125-0007873, said Register's Office

Being a portion of the property previously conveyed to AMT Property Solutions, LLC by Quitclaim Deed from Mike Tetzel, dated 10/27/2016, recorded 10/27/2016, of record in Instrument No. 20161027-0113679, said Register's Office.

And being a portion of the property previously conveyed to Mike Tetzel by Warranty Deed from Joe S. Womack and wife, Margrie Womack, dated 10/21/2016, recorded 10/25/2016, of record in Instrument No. 20161025-0112480, said Register's Office

The address of the herein described property is believed to be 1714 Pecan Street, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of April, 2018.

MICHAEL ERIC HENSLEY

MIKE ADAM TETZEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Eric Hensley and Mike Tetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of April, 2018.

Notary Public
My commission expires: 1-12-19

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Julie Dyess, 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 Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

