Bill Garrett Davidson County
Batch# 91061 **DEEDWARR**
05/11/2018 10:33:31 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180511-0045280

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2018.

Notary Public

My commission expires: 10/14/2019

(Notary Stamp) JODI STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffrey Shonka and Heather Cox-Shonka	Pinnacle Bank	**104-06-0G-006.00-CO**
106 Fairmont Place	150 3rd Ave S	
Nashville, TN 37203-1002	Nashville TN 37201	

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,

Ann Stanford, an unmarried woman

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

Jeffrey Shonka and Heather Cox-Shonka, husband and wife, Joint Tenants

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 106 of Fairmont Square I Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6445, page 612, as amended in Book 6484, page 111 and Book 6653, page 895 of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Fairmont Square I Condominiums, as shown on the Plan of record in Book 6250, page 310, Register's Office for said County, for a more complete identification and description of such Unit.

BEING the same property conveyed to Ann Stanford, an unmarried woman, by Warranty Deed from Shelley Smith now known as Shelley Freeman, married and David Freeman, married together as joint tenants with rights of survivorship and not as tenants in common, dated 3/31/17 and recorded 4/4/17 in Instrument No. 20170404-0033108, in the Register's Office of Davidson County, Tennessee.

This is improved known as **106 Fairmont Place, Nashville, TN 37203-1002.**

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 the current year, which have been prorated between the parties herein and assumed by the Grantee.

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 7th day of May, 2018.

Ann Stanford

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ann Stanford, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she 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 7th day of May, 2018.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001119-524