Mail to.

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 109909 DEEDWARR
06/28/2018 12:23:37 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20180628-0062535

Warranty Deed

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of June, 2018. Notary Public My commission expires: 9/29/2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole Kraft Guillaume Kraft	Capstar Bank	
6005 B Obrien Avenue	2002 Richard Jones Rd #3004	091-13-0W-002.00-CO
Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSICA NGUYEN NKA JESSICA SHOLL AND PATRICK SHOLL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE KRAFT AND GUILLAUME KRAFT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Homes at 6005 O'Brien, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 6005 O'Brien, of record in Instrument No. 20170126-0008700, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nellie L. Johnson by Warranty Deed from Sarah Buttrey Greer and husband, Lawrence N. Greer of record in Book 5957, page 163, Register's Office for Davidson County, Tennessee, dated October 25, 1982 and recorded on October 29, 1982. The said Nellie L. Johnson died on April 4, 2013, and by her Last Will and Testament of record in Instrument No. 20141205-0111624, Register's Office for Davidson County, Tennessee, devised the subject property to her daughter, Constance Victoria Johnson a/k/a Constance Victoria McGuire. The aforementioned will was admitted to probate as a muniment of title to the subject property as evidenced by Order of Probate for Muniment of Title of record in Instrument No. 20141205-0111623, Register's Office for Davidson County, Tennessee.

Being a portion, the same property conveyed to Potter Brothers Construction LLC by Warranty Deed from Constance Victoria Johnson a/k/a Constance Victoria McGuire, of record in Instrument No. 20160624-0064442, Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 24, 2016.

Being a portion of the same property conveyed to Potter Brothers Construction, LLC by quitclaim deed from Potter Brothers Construction, LLC of record in Instrument No. 20161005-0105443 Register's Office for Davidson County, Tennessee, dated October 04, 2016 and recorded on October 05, 2016.

Being the same property conveyed to Jessica Nguyen NKA Jessica Sholl and Patrick Sholl, wife and husband by Warranty deed from Potter Brothers Construction, LLC of record in Instrument No. 20170201-0010861 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 01, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6005 B Obrien Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of June, 2018.

NKA

Jessica Nguyen NKA Jessica Sholl

Patrick Sholl by Jessica Nguyen NKA Jessica Sholl, attorney in Fact

Patrick Sholl by Jessica Nguyen NKA Jessica Sholl, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid named Jessica Nguyen NKA Jessica Sholl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2018, before me personally appeared Jessica Nguyen NKA Jessica Sholl, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patrick Sholl as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Patrick Sholl.

Witness my hand and seal this 22nd day of June, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18