PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
310 WEST END AVE.

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2018.

Notary Public

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

Bill Garrett Davidson County
Batch# 111736 **DEEDWARR**
07/02/2018 02:26:12 PM 2 pgs
Fees: $13.00 Taxes: $862.10
20180702-0064005

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kelley Vaught	CapStar Bank	131-02-0A 012.00-CO
2116 Hobbs Road C-3	2002 Richard Jones Rd. Ste 300A	
Nashville, TN 37215	Nashville, TN 37215	

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,

Catriona Michel O'Kelley, unmarried (fka Cathy McCallum) and Kaitlyn McCallum, married

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

Kelley Vaught

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

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-3 of the Hobbs House 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 for Hobbs House Condominiums, of record in Book 5289, Page 515, and as amended in Book 5292, Page 958, Book 5293, Page 612 and in Book 7802, page 299, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5289, Page 558, and as amended in Book 6822, Page 893 and in Book 7824, Page 974, said Register's Office, 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 Hobbs House Condominiums, of record in Book 4595, Page 74 and amended in Book 5200, Page 54, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Cathy McCallum, an unmarried woman, and Kaitlyn McCallum, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Jennifer E. Peacock, an unmarried woman, of record as Instrument No. 20150402-0029150 in the Register's Office for

Davidson County, Tennessee; the said Cathy McCallum having since changed her name to Catriona Michel O'Kelley by Order of Name Change of record as Docket No. 18 P 22 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The subject property is not now nor has it ever been the marital residence of either Grantor or a Grantor's spouse.

This is improved property known as 2116 Hobbs Road C-3, Nashville, TN 37215.

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 26th day of June, 2018.

Catriona Michel O'Kelley

Catriona Michel O'Kelley

Kaitlyn McCallum

Kaitlyn McCallum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Catriona Michel O'Kelley and Kaitlyn McCallum, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they 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 26th day of June, 2018.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001210-528

SP 11/2015