File#: 31146-8

Box 14

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34411-08-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $607,500.00. Affiant Subscribed and sworn to before me this 30th day of August, 2018. Notary Public My Commission Expires: 7-8-2019

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Adam R. Wasko Amy L. Winches 1815 B Shackleford Road Nashville, TN 37215	**Send Tax Bills To:** Fairway Indep. Mortgage PO Box 117298 Carrollton, TX 75011	**Tax Information:** Map and Parcel No.: 131 03 1 J 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clay Thomas Lee and Melissa Jane Lee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam R. Wasko and Amy L. Winches, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1815 B Shackleford Road, Nashville, TN 37215.

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

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 135544 **DEEDWARR**
08/31/2018 10:44:07 AM 3 pgs
Fees: $18.00 Taxes: $2,247.75

20180831-0086582

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2018.

Clay Thomas Lee

Melissa Jane Lee, By Clay Thomas Lee, her Attorney-in-Fact

Melissa Jane Lee, by Clay Thomas Lee, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clay Thomas Lee, 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, at office, this 30th day of August, 2018.

Notary Public

My Commission Expires:

KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clay Thomas Lee, 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, and who further acknowledged that he is the Attorney-in-Fact for Melissa Jane Lee, and he is authorized by Melissa Jane Lee to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of August, 2018.

Notary Public

My Commission Expires:

KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Shackleford Road Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Clay Thomas Lee and Melissa Jane Lee, husband and wife, by deed dated July 28, 2016 from John C. Nacarato and Jennifer Gianikas Nacarato, husband and wife of record in Instrument No. 20160729-0078620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 131 03 1 J 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Shackleford Road Townhomes, of record in Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit C to the Declaration in Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee.