Karen Y Johnson Davidson County
Batch# 150117 **DEEDWARR**
10/09/2018 11:25:14 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20181009-0100009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $439,900.00.

Affiant

Subscribed and sworn to before me, this 5 day of October, 2018.

Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher C. Schmidt and Emily Elizabeth Menees Schmidt	Same as New Owner	**72-16-136.00**
1422 Harwood Drive		
Nashville, TN 37206		

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,

Shawn Meehan, married,

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

Christopher C. Schmidt and Emily Elizabeth Menees Schmidt, husband and wife,

(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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for The Homes at 1422 Harwood Drive, Horizontal Property Regime with Private Elements, of record as Instrument No. 20170707-0068552, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Shawn Meehan by Warranty Deed from James S. Ayers of record in Instrument No. 20170707-0068551, in the Register's Office of Davidson County, Tennessee, recorded on July 7, 2017.

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

This is improved unimproved property known as **1422 Harwood Drive, Nashville, TN 37206.**

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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 ____ day of October, 2018.

Shawn Meehan by Lisa Mullins, as Attorney in Fact

Shawn Meehan by Lisa Mullins as his Attorney in Fact

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, Lisa Mullins, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Shawn Meehan and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Shawn Meehan for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2018.

Notary Public
My Commission Expires: 7-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
September 30, 2019

SolomonParks File No. 18-001316-528

SP 11/2015