Karen Y Johnson Davidson County
Batch# 176125 DEEDWARR
12/19/2018 03:15:36 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20181219-0123490

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 17th day of December, 2018.

Dana Delworth
Notary Public

My commission expires: 1/6/20

(Notary Stamp)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert Stamper and Happy Stamper	Robert Stamper and Happy Stamper	081-02-0R-001.00-CO
1725 McKinney Ave A	1725 McKinney Ave A	
Nashville, TN 37208	Nashville, TN 37208	

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,

Skip Five LLC

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

Robert L. Stamper, a married man

(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 No. 1725A of Homes at 1725 McKinney Avenue, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1725 McKinney Avenue of record in Instrument Number 20160901-0092259, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

BEING a portion of the same property conveyed to Skip Five LLC by Quitclaim deed from Skip Nashville, LLC of record in Instrument No. 20171103-0113158 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on November 03, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-PR-18-1725

SP 11/2015

This is improved property known as **1725 McKinney Ave A, Nashville, TN 37208.**

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 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 17th day of December, 2018.

Skip Five LLC

Shawn Ireland, Sole Member

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shawn Ireland, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Skip Five, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 17th day of December, 2018.

Notary Public
My Commission Expires: 5/25/22



SolomonParks File No. 18-001369-526