Karen Y Johnson Davidson County
Batch# 176694 DEEDWARR
12/20/2018 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $800.31
20181220-0124059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,300.00.

Charles Joseph Abbott
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2018.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles Joseph Abbott 2613 Solon Drive Nashville, TN 37206	CrossCountry Mortgage, Inc. 6850 Miller Road Brecksville, OH 44141	083-04-0-278.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLINT J F MILNER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHARLES JOSEPH ABBOTT, A SINGLE MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Rosebank Terrace, Section II, of record in Plat Book 5210, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLINT J F MILNER, by deed from DYNAMIC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170724-0074810, dated July 21, 2017, said Register's Office.

This improved property is known as 2613 Solon Drive, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

Witness our hands this 19 day of December, 2018.

Clint JF Milner, by Eliot Kerner, as his attorney-in-fact

Clint J F Milner, by Eliot Kerner, as his
Attorney-in-Fact

State of Tennessee)
County of ~~Davidson~~ WILLIAMSON)

On this 19th day of December, 2018, before me personally appeared Eliot Kerner, 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 Clint J F Milner, and who acknowledged that he executed the same as the free act and deed of Clint J F Milner by virtue of a Power of Attorney recorded in Instrument No. 20170724-0074811, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office, this 19th day of DECEMBER, 2018.

Melissa G. Benell

Notary Public

My commission expires: 2/6/2022

MELISSA G. BENELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 2/6/2022

Certificate of Authenticity

I, John Cobb Rochford., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY