THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00.

Kelli Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Y Johnson Davidson County
Batch# 177115 DEEDWARR
12/21/2018 11:12:59 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20181221-0124342

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie W. Brassfield, Jr. and Lauren Nicole Brassfield	NEW OWNER	
1701 6th Avenue North, Unit 3		081080R00900CO
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kelli Taylor and Kevin Solaka, wife and husband,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackie W. Brassfield, Jr., married, and Lauren Nicole Brassfield, unmarried, as joint tenants with the right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of 600 Garfield, a Townhome Development, filed as exhibit B to, and established by the Master Deed of record in Instrument No. 20081223-0122393, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements apparent to said Unit as set forth in said Master Deed, reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelli Taylor, unmarried by Warranty deed from Double A Development, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20090727-0070063 Register's Office for Davidson County, Tennessee, dated July 10, 2009 and recorded on July 27, 2009. Kelli Taylor has since married. Kevin Solaka, spouse of Kelli Taylor, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1701 6th Avenue North, Unit 3, Nashville, TN 37208.**

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 the 20TH day of December, 2018.

Kelli Taylor

Kevin Solaka

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 **Kelli Taylor and Kevin Solaka,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of December, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN