This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3432

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-18-3432

Karen Y Johnson Davidson County
Batch# 183708 DEEDWARR
01/14/2019 03:46:45 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20190114-0003773

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2019

Notary Public
My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle G. Connelly Shasta Ketcham-Connelly 338 Vivelle Ave Nashville, TN 37211	New owner	105-16-E-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STS Property Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kyle G. Connelly and Shasta Ketcham-Connelly, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 338, together with the appurtenant common elements, of 336 Vivelle Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 336 Vivelle Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20170126-0008628, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site-plan of Horizontal Property Regime of 336 & 338 Vivelle Avenue, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 336 Vivelle Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to STS Property Group, LLC, a Tennessee limited liability company by Quitclaim Deed from STS Property Group, LLC, a Tennessee limited liability company, dated November 17, 2016,

recorded November 23, 2016, of record in Instrument No. 20161123-0123785, Register's Office for Davidson County, Tennessee.

This is improved property located at: **338 Vivelle Avenue, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 11th day of January, 2019.

GRANTOR:

STS Property Group, LLC,
a Tennessee Limited Liability Company

By: _____
Ali Shahosseini, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of STS Property Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

CHRISTOPHER BRADLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21