THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118836** Karen Johnson Davidson County Batch# 190372 **DEEDWARR** 01/31/2019 10:07:36 AM 2 pgs Fees: $13.00 Taxes: $810.30 20190131-0009343	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me, this29th day of January, 2019. Notary Public My Commission Expires: 11/8/21 VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Patricia Miller PO Box 158558 Nashville, TN 37215	Send Tax Bills To: PO Box 158558 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 103 08 0B 503.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Kelly, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Miller, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 503 of Parklane Condominiums, a horizontal property regime established by Master Deed of record in Book 7400, Page 130, Register's Office for said county, to which reference is hereby made for a more complete legal description.

Being the same property conveyed by Warranty Deed from Kevin L. McNeil, married to Kathleen Kelly, an unmarried person, as recorded on the 3rd day of October, 2014 in Instrument No. 20141003-0091405 and Warranty Deed from David A. Floyd, Jr. to Kevin L. McNeil, a single man, as recorded on the 30th day of October, 2006 in Instrument No. 20061030-0134205, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Charter of Parklane recorded in Book 7710, Page 305 and amended in Book 7895, Page 173.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARKLANE CONDOMINIUMS, PHASE II of record in Book 7400, Page 130 ; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 503 Sloan Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of January, 2019.

Kathleen Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Kelly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022