(2)

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day March 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neal Kalechofsky	Shelter Lending Services	083-04-1C-002.00
(NAME)	(NAME)	
1898 McKennell Drive	P. O. Box 740039	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Alan Miller, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Neal David Kalechofsky, unmarried and Shane Matthew Hutton, unmarried, as joint tenants with the rights of survivorship.**

Land in Davidson County, Tennessee, being Unit B established by the Declaration of Covenants, Conditions and Restrictions for the 1321 Harwood Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument 20180123-0007046, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property conveyed to Alan Miller, an unmarried man by Warranty Deed dated 03/26/2014 from Clark T. Zuker, an unmarried man of record in Instrument 201403270025492, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per Plat Book 2083, Page 81, Declaration of Covenants, Conditions and Restrictions of record in Instrument 201801230007046, Register 's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 344191
Warranty Deed TN

Karen Johnson Davidson County
Batch# 201890 **DEEDWARR**
03/05/2019 09:16:54 AM 2 pgs
Fees: $13.00 Taxes: $1,572.13

20190305-0019889

unimproved ☐

This is improved ☒ 1898 McKennell Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day March 2019

Alan Miller by Chris Jackson, Attorney in Fact

State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Chris Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Alan Miller and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

* 20190305-0019888

Witness my hand and Official seal this 1st day March 2019 .

Notary Public:
My Commission Expires: 2/27/2021

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129