Karen Johnson Davidson County
Batch# 205611 DEEDWARR
03/13/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20190313-0023277

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $376,000.00. Affiant Subscribed and sworn to before me, this the 8th day of March, 2019. Notary Public My commission expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Solarski Sydney Shearer	New Owner	
935B Spain Ave.		072-09-0Q-002.00-CO
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DONALD K. GREGORY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW P. SOLARSKI AND SYDNEY K. SHEARER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 935 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 935 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140613-0051840, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Donald K. Gregory, an unmarried man by Warranty deed from Charlie Three, LLC, a Tennessee limited liability company of record in Instrument No. 20150317-0023033 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 17, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 935B Spain Ave., Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of March, 2019.

Donald K Gregory

Donald K. Gregory

STATE OF Kentucky
COUNTY OF Ohio

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald K. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of March, 2019.

Notary Public 568889

My Commission Expires: 12/10/2020

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY