RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911650

Karen Johnson Davidson County
Batch# 220117 DEEDWARR
04/22/2019 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20190422-0036375

WARRANTY DEED

SHANNON ONEILL 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 $368,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2019.

NOTARY PUBLIC

My commission expires: 11/3/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Todd 1205B Keller Avenue Nashville, TN 37216	Same address as new owner	072 06 0M 002.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Eight Thousand and 00/100 Dollars ($368,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KENNETH FITZPATRICK, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **HELAINA KELSEY CRAIG, AN UNMARRIED WOMAN AND JOSEPH PAUL TODD, AN UNMARRIED MAN,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Townhomes at 1205 Keller Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" of The Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150618-0058305, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Kenneth Fitzpatrick, an unmarried man, by Warranty Deed from D218, LLC, a Tennessee limited liability company, dated December 31, 2015, and recorded in Instrument No. 20160104-0000550, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 1205B Keller Avenue, Nashville, Tennessee 37216.

This conveyance is made subject to all matters as shown on The Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150618-0058305; to any and off restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 15th day of April, 2019.

KENNETH FITZPATRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth Fitzpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of April, 2019.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/2020

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER