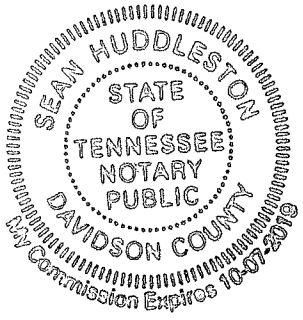
Karen Johnson Davidson County
Batch# 225874 DEEDWARR
05/03/2019 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20190503-0041774



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $434,900.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2019.

Notary Public

My commission expires: 10/7/19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Megan Wiley	New Owner	**091-13-1D-002.00**
6360 Columbia Avenue, #B		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

P & P Development, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Megan Wiley, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE HOMES AT 6360 COLUMBIA AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE HOMES AT 6360 COLUMBIA AVENUE, a Horizontal Property Regime, of record in Instrument Number 20171122-0120075, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property conveyed to Raymond H. Canady and wife, Dorris A. Canady by Warranty Deed from Charlie Elbert Strong, Jr. and wife, Mary Jane H. Strong of record in Book 2697, Page 267, in the Register's Office of Davidson County, Tennessee, dated September 12, 1957 and recorded September 18, 1957. (Value or consideration shown in aforementioned deed $0.00)

Being a portion of the property conveyed to P & P Development, LLC, a Tennessee limited liability company by Warranty Deed from Raymond H. Canady, an unmarried man of record in Instrument No. 20171025-0109599, in the Register's Office of Davidson County, Tennessee, dated December 24, 2017 and recorded October 25, 2017.

This is improved property known as **6360 Columbia Avenue, #B, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of May, 2019.

Paul L. Riggan, Partner
P & P Development, LLC

Paul M. Ziady, Partner
P & P Development, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paul L. Riggan and Paul M. Ziady, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Partners of P & P Development, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as Partners.

Witness my hand and official seal this 3rd day of May, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal: