PREPARED BY:
BANKERS TITLE ... RETURNED TO: ...OW CORP
510; MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 818052 421928-010749 Kayla Bocchino	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $385,000.00 Affiant Subscribed and sworn to before me, this the 24 day of May 2019. Notary Public My commission expires: 3/25/2023 (Affix Seal)

Karen Johnson Davidson County
Batch# 234940 DEEDWARR
05/28/2019 09:14:01 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190528-0049823

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kelly D. McNair 2310 Elliott Ave Unit#524	NAME: New Owner
STREET ADDRESS: Nashville TN 37204	STREET ADDRESS:
MAP & PARCEL NO.: 105-14-0C-028.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sean L. Staples, an unmarried man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kelly D. McNair, A SIngle Woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See attached Exhibit A

This is improved property known as: 2310 Elliott Avenue, ~~Apt.~~ Unit XXX 524, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 7 day of May, 2019.

X _____
Sean L. Staples

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sean L. Staples, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 7th day of May, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 524, on the Plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by declaration of Covenants Conditions and Restrictions of the Park at Melrose Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of the Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Sean L. Staples, an unmarried man by Warranty deed from Reed S. McNamara, married of record in Instrument No. 20180212-0013562 Register's Office for Davidson County, Tennessee, dated February 07, 2018 and recorded on February 12, 2018.