Karen Johnson Davidson County
Batch# 296016 DEEDWARR
10/04/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20191004-0101628

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr, #290
Brentwood, TN 37027
B19-2288

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of October, 2019

Notary Public

Commission Expires: 5.23.23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lissa Adler 2200 Sheridan Road Nashville, TN 37206	New Owner	072-16-0Y-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Braden Carney and Sarah Carney, husband and wife and John Carney, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lissa Adler

HEREINAFTER CALLED THE GRANTEE, HER 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 A, of The Plan of 2202 Sheridan Road, a Townhouse Planned Unit Development, as shown on Exhibit " B" of 2202 Sheridan Road, a Townhouse Planned Unit Development, of record as Instrument No. 20160309-0022406, Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Braden James Carney and Sarah Flynn Snoddy and John Carney by Warranty deed from Devan McClish, Debra McClish and Calvit Ratcliffe of record in Instrument No. 20161005-0105014 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 05, 2016. The said Sarah Flynn Snoddy is now known as Sarah Flynn Carney.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2200 Sheridan Road, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of October, 2019.

Braden Carney

Sarah Carney

John Carney By Braden James Carney Attny in Fact
John Carney by Braden James Carney, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Braden Carney and Sarah Carney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and the said Braden James Carney a/k/a Braden Carney further acknowledged that he is the attorney in fact for John Carney and that he is authorized by John Carney to execute this instrument on her behalf by virtue of a Power of Attorney of record in Instrument _201910040101627___, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2 day of October, 2019.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public at Large
My commission expires: 5.23.23

(Notary Seal)

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