This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $486,000.00.

Affiant

Subscribed and sworn before me this the 9th day of June, 2020.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 417703 DEEDWARR
06/17/2020 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,798.20
20200617-0063435

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Adam Shelley 1631 5th Ave. N. Nashville, TN 37208	New Owner	082-05-0C 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANE PAUL STENNER AND HILLARY MCBRIDE STENNER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMES SHELLEY, A SINGLE MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 2-B and the appurtenant interest in the common elements of Fifth Avenue Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20050426-0046463, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Instrument No. 20050426-0046463, said Register's Office.

Being the same property conveyed to Shane Paul Stenner and Hillary McBride Stenner by deed from Shane Paul Stenner, dated 09/30/2016, of record in Instrument No. 20160930-0103376, said Register's Office.

Also being the same property conveyed to Shane P. Stenner, unmarried, by deed from Intown Properties, LLC, a Tennessee Limited Liability Company, dated 05/27/2005, of record in Instrument No. 20050531-0060872, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1631 5th Ave. N., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 9th day of June. 2020.

Shane Paul Stenner

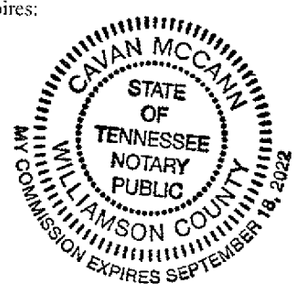
Hillary McBride Stenner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shane Paul Stenner and Hillary McBride Stenner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June. 2020.

My commission expires:



Notary Public

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022