BILL GARRETT, Davidson County
Trans:T20120003874 DEEDWARR
Recvd: 01/17/12 14:50 2 pgs
Fees:13.00 Taxes:658.23
20120117-0004623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00.

Matthew Frederick
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2012.

Brandy K. Gomaz
NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew Frederick 807 18th Avenue S. #208 Nashville, TN 37203	SWBC Mortgage Corporation 9311 San Pedro Ste 100 San Antonio, TX 78216	092-16-0C-208

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CONNIE R. STEGER, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MATTHEW FREDERICK, AN UNMARRIED MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 together with parking space No. 31 of 807 Eighteenth Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798 amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 re-recorded in Instrument No. 20060109-0003220 and further amended in Instrument No. 20051123-0142078 and Instrument No, 20070509-0055940, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to CONNIE R. STEGER, by deed from LYNETTE S. ALFF, of record as Instrument No. 20080804-0080088, dated July 31, 2008, said Register's Office.

This improved property is known as 807 18th Avenue S, #208, Nashville, TN 37203.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 our hands this 13th day of January, 2012.

Connie R. Steger

State of ILLINOIS)
County of COOK)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Connie R. Steger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of JANUARY, 2012.

Notary Public

My commission expires: DECEMBER 17, 2013

Seal

"OFFICIAL SEAL"
ANDRES A YANES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES DEC. 17, 2013