THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4606

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caleb A. McLaughlin 1725 B 6th Avenue North Nashville, TN 37208	Summit Funding, Inc. 2601 Fair Oaks Blvd. Sacramento, CA 95864	81-8-P-2.00

BILL GARRETT, Davidson County
Trans:T20130029028 DEEDWARR
Recvd: 04/10/13 08:52 2 pgs
Fees:13.00 Taxes:973.10
20130410-0035279

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $263,000.00

Affiant

Subscribed and sworn to before ~~me~~, this the 8th day of April, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Chad R. Bowman and Elizabeth M. Bowman, husband and wife, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Caleb A. McLaughlin, a single man ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Being a certain Townhome Apartment with Private Elements in Davidson County, Tennessee, being Unit B, as specified on the Site Plan for 1725 Townhomes, a Horizontal Property Regime with Private Elements, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1725 Townhomes, as of record in Instrument No. 20070413-0044693, Register's Office for Davidson County, Tennessee; including, without limitation, the By-Laws appended thereto and attached as Exhibit "C", said Register's Office. Reference is hereby made to the Site Plan of 1725 Townhomes, for placement of Units and for a more complete identification and description of such Unit.

Being the same property conveyed to Chad R. Bowman and Eilizabeth M. Bowman, husband and wife by Special Warranty Deed from SunTrust Mortgage, Inc., dated November 19, 2009, filed December 1, 2009, in Instrument No. 20091201-0109853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1725 B 6th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **April, 2013.**

GRANTOR(S)

4/8/2013
Chad R. Bowman

CM Bowman 4/8/13
Elizabeth M. Bowman

STATE OF OHIO

COUNTY OF FRANKLIN

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chad R. Bowman and Elizabeth M. Bowman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **8th** day of **April, 2013.**

Notary Public

My Commission Expires: 12/19/2017

NOTARIAL SEAL
STATE OF OHIO

Nathaniel D Smock
Notary Public- State of Ohio
My Commission Expires
12/19/2017