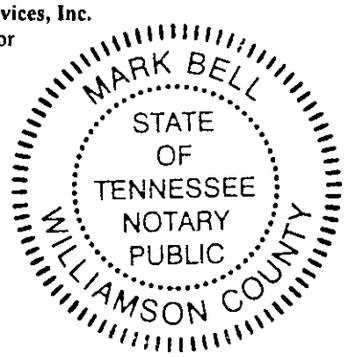
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 19th day of December, 2014.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Landis	SWBC Mortgage Corporation	MAP 081-08-2-L, PARCEL 00
1807B 4th Ave North Nashville, TN 37208	9311 San Pedro Ave, Ste 100 San Antonio, TX 78216	

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, PHINUS INTEGRAL DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER LANDIS, AN UNMARRIED WOMAN, 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:

Land in Davidson County, Tennessee, being Unit A of The Homes at 4th Homeowners' Association, Inc., established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 4th Homeowners' Association, Inc., of record in Instrument Number 20140515-0041984, Register's Office for Davidson County, Tennessee, and shown on the Plan of Horizontal Property Regime 1807 4th Avenue North attached as Exhibit "C" thereto, all to which reference is hereby made for a more detailed description of said unit.

Being part of the same property conveyed to Aolar S. Hart by Installment Deed from Johnny Burroughs and wife, Linda Burroughs and Talton T. Williams and wife, Araminta Williams, of record in Book 6833, Page 975, Register's Office for Davidson County, Tennessee, dated April 21, 1986, and recorded on April 21, 1986.

Being part of the same property conveyed to Jose Felipe Nunez and spouse, Yvette Darielle Phinder by Warranty Deed from Aolar S. Hart, unmarried, of record in Instrument Number 20140314-0021417, Register's Office for Davidson County, Tennessee, dated March 14, 2014, and recorded on March 14 2014. (Value or consideration shown in aforementioned deed $140,000.00)

Being part of the same property conveyed to Phinus Integral Development, LLC, by Quitclaim Deed from Jose Felipe Nunez and spouse, Yvette Darielle Phinder, of record in Instrument Number 20140514-0041447, Register's Office for Davidson County, Tennessee, dated May 13, 2014, and recorded on May 14, 2014.

Being also known as 1807B 4th Ave. N, Nashville, TN 37208.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1807B 4th Ave North, 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 19th day of December, 2014.

Phinus Integral Development, LLC

By: Jason Jones, As Authorized Signor

BILL GARRETT, Davidson County
Trans:T20150000847 DEEDWARR
Recvd: 01/06/15 08:15 2 pgs
Fees:13.00 Taxes:1387.50
20150106-0001059

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Signor of the within named bargainor, a LLC, and that he, as such Authorized Signor, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jason Jones as such Authorized Signor.

Witness my hand and official seal this 19th day of December, 2014

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY