Davidson County	**DEEDWARR**
Recvd: 04/01/15 08:49	**2 pgs**
Fees:13.00 Taxes:651.20	
20150401-0027979	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/20/17
(AFFIX SEAL)

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 5-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica J. Tammaro	Universal American Mortgage Company, LLC	093110C02900CO
(NAME)	(NAME)	
648 2nd Ave S	1725 W. Greentree Drive, Suite 124	
(ADDRESS)	(ADDRESS)	
TN Nashville 37210	Tempe, AZ 85284	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Six Thousand And No/100 Dollars ($176,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wayne Bishop**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica J. Tammaro**, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 29, Rutledge House Condominiums of record in Plat Book 6200, page 318, and amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed, to Wayne Bishop, unmarried, by Warranty Deed, from Douglas S. Moshier and wife, Clara J. Moshier, dated May 24, 2010, recorded May 27, 2010, Instrument No. 20100527-0041040, Register's Office for Davidson County, Tennessee.

The subject property is not, nor has it ever been, the marital residence of Wayne Bishop and his spouse, Abbie Bishop, and is therefore not subject to any claim of marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-150614

unimproved ☐

This is improved ☒ property, known as 648 2nd Ave S, Nashville, TN 37210

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 27th day of March, 2015.

Wayne Bishop

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Wayne Bishop, 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, this the 27th of March, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018