Davidson County DEEDWARR
Recvd: 04/15/15 09:02 4 pgs
Fees:23.00 Taxes:984.20
20150415-0033106

Touchstone Title & Escrow
318 Seaboard Lane
Suite 114
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033484**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,000.00 Affiant Subscribed and sworn to before me, this 14th day of April, 2015. Notary Public My Commission Expires:

RENEE RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-25-2019

WARRANTY DEED

Address New Owner: Anthony Mavunga 760 Wedgewood Park Nashville TN 37203	Send Tax Bills To: Premia Mortgage 6465 Wayzata Blvd., ste 200 Saint louis park, MN 55426	Tax Information: Tax Parcel ID No. 105100C30100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Sturdivant n/k/a Stephanie Minda, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony C. Mavunga, a married man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 301, of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument Nos. 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20091221-0116044 and 20110329-0024200, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended together with an undivided percentage interest in the Common Elements as shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 301, also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed by Warranty Deed from Danh V. Tran and En Truong T. Tran, husband and wife, and Thuy Thanh T. Tran, unmarried to Stephanie Sturdivant, unmarried as recorded on the 24th day of January, 2014 in Instrument No. 20140124-0006964 and Warranty Deed from New Urban Village Development, LLC, a Tennessee Limited Liability Company to Danh V. Tran, En Truong T. Tran and Thuy Thanh T. Tran as recorded on the 31st day of March, 2006 in Instrument No. 20060331-0036496, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEDGEWOOD PARK Condominium of record in Instrument No. 20050510-0052804, amended at Instrument Nos. 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20091221-0116044 and 20110329-0024200; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Wedgewood Park Condominium Owners' Association, Inc. recorded at Instrument No. 20050524-0058684.

Stormwater Detention Agreement recorded at Instrument No. 20050321-0030406. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government, recorded in Instrument No. 20050406-0037548.

Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Assignment of Developer's Right recorded at Instrument Nos. 20070730-0090189 and 20081205-0118096.

This is improved property located at 760 Wedgewood Park Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2015.

Stephanie Sturdivant n/k/a Stephanie Minda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Sturdivant n/k/a Stephanie Minda, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2015.

Notary Public

My Commission Expires: _____

See attached

JOSH REINHOLDS
COMM. # 2073112
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
COMM. EXPIRES JUNE 29, 2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) §
County of San Francisco)

On 4/10/15, before me, Josh Reinholds a Notary Public, personally appeared Stephanie Nardi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature of Notary

JOSH REINHOLDS
COMM. # 2073112
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
COMM. EXPIRES JUNE 29, 2018

(Affix seal here)

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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

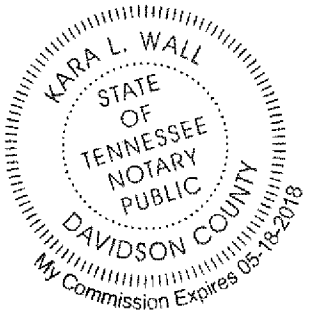
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).