BILL GARRETT, Davidson County
Trans:T20150045972 DEEDWARR
Recvd: 06/10/15 15:29 2 pgs
Fees:13.00 Taxes:555.00
20150610-0055005

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1455

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rose Porcelli 3901 Whitland Avenue #13 Nashville, TN 37205	SWBC MORTGAGE CORP. 9311 SAN PEDRO AVE. SUITE 100 SAN ANTONIO, TX 78216	103-16-E-13.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of JUNE, 2015.

Notary Public

My Commission Expires: 7-3-17
(Affix Seal)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Lindsay Sanford, FKA Lindsay K. Anglin, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rose Porcelli, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 13, on the Plan of Whitland Place Condominiums, of record in Book 5200, page 597, together with the Master Deed of record in Book 6131, page 722, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsay K. Anglin by Warranty Deed from W. Bruce Jones and wife, Milisa I. Jones, dated September 29, 2005, recorded October 7, 2005, of record in Instrument No. 20051007-0121275, Register's Office for Davidson County, Tennessee.

Mr. Jason Sanford joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **3901 Whitland Avenue #13, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee 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.

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, have 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. Whenever used, the singular number 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 8 day of June, **2015.**

GRANTOR(S)

Lindsay Sanford
Fka Lindsay K. Anglin

Jason Sanford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lindsay Sanford and Jason Sanford** 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 June, **2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2018