Davidson County	DEEDWARR
Recvd: 06/23/15 15:20	3 pgs
Fees:18.00 Taxes:647.87	
20150623-0060200	

WARRANTY DEED

HILARY MONSEREATE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 02-07-2018

G-RP-15-5724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Betsy Van Jura	SWBC Mortgage	
(NAME)	(NAME)	**160-14-0D-013.00-CO**
5724 Stone Brook Drive	0831 Scenic Pkwy #100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Scranton, PA 18504	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JONATHAN M. MINGLEDORFF AND KATIE MINGLEDORFF, HUSBAND AND WIFE** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BETSY VAN JURA, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 5724 on the Plan of Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, of record in Book 5200, Pages 376 and 377, and described in Master Deed recorded in Book 5818, Page 915, as amended in Book 5868, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jonathan M. Mingledorff, a single man by Warranty deed from Kaci Woolbright Wyatt, married of record in Instrument No. 20120905-0080344 Register's Office for Davidson County, Tennessee, dated August 02, 2012 and recorded on September 05, 2012.

Jonathan M. Mingledorff now married. Katie Mingledorff joins in this conveyance to convey any and all martial interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5818, Page 925, amended in Book 5868, Page 70, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5724 Stone Brook Drive , Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF JUNE, 2015.

Jonathan Mingledorff

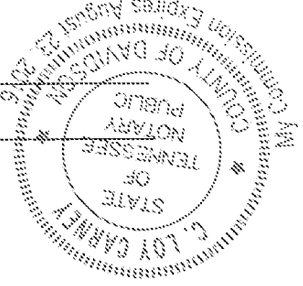
Katie Mingledorff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN M. MINGLEDORFF AND KATIE MINGLEDORFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

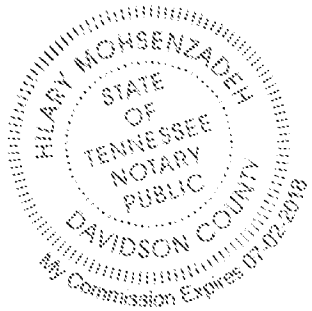
County of Williamson

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 Expire: 7-2-18

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).