	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2015. Notary Public My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 08/05/15 08:42 3 pgs
Fees:18.00 Taxes:1813.00
20150805-0077626

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jared Todd Nordman	**SWBC Mortgage Corp**	**105 10 0G 002.00**
1814 B Elliott Avenue	**9311 San Pedro #100**	
Nashville, TN 37203	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angela Barrett, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared Todd Nordman and Meghan Nordman, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1814 Elliott Avenue Properties, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140829-0079202, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William L. Baugher by Warranty deed from Naomi Brown Smithson, an unmarried person of record in Book 9663, page 111 Register's Office for Davidson County , Tennessee, dated May 2, 1995 and recorded on May 3, 1995. (Value or consideration as shown in aforementioned deed $7,000.00.)

Being a portion of the same property conveyed to JSJP, LLC, a Tennessee limited liability company by Warranty deed from William L. Baugher of record in Instrument No. 20140820-0075513 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 20, 2014. (Value or consideration as shown in aforementioned deed $200,000.00.)

Being a portion of the same property conveyed to Angela Barrett by Warranty deed from JSJP, LLC, a Tennessee limited liability company of record in Instrument No. 20140820-0075514 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 20, 2014. (Value or consideration as shown in aforementioned deed $265,000.00.)

Being also known as 1814 Elliott Avenue B Nashville, TN 37203.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1814 B Elliott Avenue, Nashville, TN 37203.

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 HANDS EFFECTIVE AS OF July 30, 2015:

Angela Barrett

STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Angela Barrett, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of July, 2015.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY**
COUNTY OF Davidson) **ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30th day of July, 2015.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 30th day of July, 2015.

My Commission Expires:_____

_____
Notary Public

20151312R

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY