BILL GARRETT, Davidson County
Trans:T20150077646 DEEDWARR
Recvd: 09/11/15 15:31 2 pgs
Fees:13.00 Taxes:1110.00
20150911-0092672

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150800389

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-5-18

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy T. Bodnar and Erin E. Bodnar **937 Phillips Street** **Nashville, TN 37208**	The Federal Savings Bank 300 N. Elizabeth St., Ste. 3E Chicago, IL 60607	**081-16-0-674.00**

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

Kwame Asare and wife, Serwaa Asare

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy T. Bodnar and wife, Erin E. Bodnar

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 part of Lot No. 180, on the map of Judge John McNairy's Mansion House Tract and recorded on the front fly leaf of Book 9, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southeast corner of 10th Avenue North and Phillips Street (formerly Haslem and Belleville Streets); thence with the southerly margin of Phillips Street (formerly Haslem Street) easterly 65 feet to the northwest corner of a lot conveyed by W. E. Norvell and wife to Mary E. Lloyd, by deed of record in Book 247, Page 45, Registers Office for Davidson County, Tennessee; thence with Lloyds westerly line southerly 56 feet, more or less, to the northeast corner of a lot conveyed by said Norvell and wife, to Miss T. V. Chowning, by deed of record in Book 172, Page 128, said Register's Office; thence with said Chowning's northerly line westerly 65 feet to the easterly margin of Belleville Street; thence with said margin northerly 56 feet, more or less, to the beginning.

BEING the same property conveyed to Kwame Asare and wife, Serwaa Asare, by Special Warranty Deed from Peggy D. Mathes, Administrator for the Estate of Janie V. Miller, dated 4/8/15 and recorded 4/13/15 in Instrument No. 20150413-0032050; and the same property previously conveyed to Robert Miller, Jr. and wife, Janie V. Miller, by Deed from Ollie Gaines, unmarried, dated 2/7/48 and recorded 2/17/48 in Book 1559, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **937 Phillips Street, Nashville, TN 37208**
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. 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 11th day of September, 2015.

Kwame Asare

Serwaa Asare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kwame Asare and Serwaa Asare the bargainor(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 and official seal at Nashville, Tennessee, this 11th day of September, 2015.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018