BILL GARRETT, Davidson County
Trans:T20150091096 DEEDWARR
Recvd: 10/26/15 15:28 2 pgs
Fees:13.00 Taxes:1720.50
20151026-0108827

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

R-
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2015.

J Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert A. Winston	SWBC Mortgage Corp.	
413A Avondale Drive, Unit B	9311 San Pedro #100	083-10-0C-002.00-CO
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK HAMMERVOLD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. WINSTON, UNMARRIED MAN**, 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 in Davidson County, Tennessee, being Unit B on the Plan of Avondale Drive Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Avondale Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121017-0095303, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Mark Hammervold, unmarried by Warranty deed from Big Picture Properties, LLC, a Tennessee limited liability Company of record in Instrument No. 20130729-0078470 Register's Office for Davidson County, Tennessee, dated July 24, 2013 and recorded on July 29, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 413A Avondale Drive, Unit B, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of October, 2015.

Mark Hammervold by Chen Ni as attorney-in-fact

Mark Hammervold by Chen Ni,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2015, before me personally appeared Chen Ni, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Hammervold, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Mark Hammervold.

Witness my hand and seal this 22nd day of October, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018