NEW OWNER:
SARA BLOOD
117 SPRING PLACE DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
SWBC MORTGAGE CORP
9311 SAN PEDRO AVE, STE. 100
SAN ANTONIO, TX 78216

Map & Parcel
085150A01700CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1249

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150091621 DEEDWARR
Recvd: 10/27/15 16:02 3 pgs
Fees:18.00 Taxes:503.76
20151027-0109437

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Six Thousand One Hundred Fifty and 00/100 Dollars ($136,150.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JENNIFER SMITH, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SARA BLOOD**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

unmarried

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 117, on the Plan of Spring Place Condominiums, as shown as the exhibit to the Master Deed, of record in Book 6780, Page 229, in the Register's Office for Davidson County, Tennessee, to which exhibit and Master Deed specific reference is hereby made for a more particular description of said property, together with the restrictive covenants, conditions, easements, charges, by-laws and common elements related thereto.

Being the same property conveyed to JENNIFER SMITH, unmarried by Warranty Deed from Jeanine Forest, an unmarried person, dated May 17, 2005, and of record in Instrument No. 20050523-0057518, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence for spouse of said grantor.

THIS IS IMPROVED PROPERTY which has the address of **117 SPRING PLACE DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record as the exhibit to the Master Deed in Book 6780, Page 229, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 23rd day of October, 2015.

JENNIFER SMITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JENNIFER SMITH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of October, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$136,150.00**.

AFFIANT

Sworn to and subscribed to before me this 23rd day of October, 2015.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY