G#27955-5

Box#14

BILL GARRETT, Davidson County
Trans:T20150110281 DEEDWARR
Recvd: 12/31/15 08:50 2 pgs
Fees:13.00 Taxes:425.13
20151231-0131457

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $114,900.00 (One Hundred Fourteen Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of December, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: 2.28.2019 (NOTARY SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jesus Rosas and Jasmine Rosas 709 McPherson Drive Nashville, TN 37221	SWBC Mortgage Corp., a Corporation 9311 San Pedro #100 San Antonio, TX 78216	142140C00400CO

WARRANTY DEED

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, I/WE, **JOSEPH R. HANSE, JR. AND BRITTNEY HANSE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JESUS ROSAS AND JASMINE ROSAS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), 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 No. 2A on the plan of McPherson Place Townhomes, as shown on the collective Exhibit C to the Declarations of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph R. Hanse, Jr., an unmarried man, by Warranty Deed from JM Global Investment, LLC, a Tennessee limited liability company, of record in Instrument No. 20100701-0051840, Register's Office for Davidson County, Tennessee. Brittney Hanse, spouse of Joseph R. Hanse, Jr. joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

Being also known as 709 McPherson Drive, Unit 2A, Nashville, Tennessee 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **709 MCPHERSON DRIVE** **NASHVILLE, TN 37221**

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

LTSR Number: GTE File: 2015124069

WITNESS, this 30th day of December, 2015

Joseph R. Hanse, Jr.

Brittney Hanse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph R. Hanse, Jr. and Brittney Hanse** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of December, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2015124069