BILL GARRETT, Davidson County
Trans:T20160011501 DEEDWARR
Recvd: 02/11/16 08:53 2 pgs
Fees:13.00 Taxes:647.50
20160211-0013024

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of February, 2016

Notary Public
Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin VanOrman 8300 Sawyer Brown E307 Nashville, TN 37221	NEW OWNER	142-05-0B-031.00 CO

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,

Melissa A. Kohne, a sinlge person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin VanOrman, a single man

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E307, together with Carport designated as E-307C on the Plan of River Plantation, Section 3, Condominium Apartments of record in Book 4675, Pages 102, 103, 104 and 105 (which revised plan of record in Book 4675, Pages 75, 76 and 77), Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Melissa A. Kohne, a single person, by Warranty Deed from Chad Clark and wife, Kristin Clark, dated 7/17/13 and recorded 7/29/13 in Instrument Number 20130729-0078364, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8300 Sawyer Brown Road, E307, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MK

Dated this the 5th day of February, 2016.

x Melissa A. Kohne
Melissa A. Kohne

STATE OF MINNESOTA
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Melissa A. Kohne
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 Duluth (city) Minnesota (state) this 5th day of February, 2016.

Tyler Hjeltness
Notary Public
My Commission Expires: 01-31-2017

TYLER E HJELTNESS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31 2017

(Notary Seal)