BILL GARRETT, Davidson County
Trans:T20160018802 DEEDWARRSP
Recvd: 03/08/16 09:12 4 pgs
Fees:23.00 Taxes:2737.63
20160308-0022007

This instrument prepared by:
Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
762263 157465
Javanna Rodgers

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Aloysius Donovan Jr	J.P. Morgan Chase	116080X00100CO
(NAME) 404 Woodmont Hall Place #2A	(NAME) 1111 Polaris Pkwy	
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37205	(STREET ADDRESS) Columbus, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 900 Wilshire Drive, Suite 107, Troy, MI 48084, have this day bargained and sold, and do hereby transfer and convey unto the said Michael Aloysius Donovan, Jr., Unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20160308-0022006 in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson The actual consideration or value whichever is greater for this transfer is $739,900

Affiant

Subscribed and sworn to before me this the 4 day of March 2016

Notary Public

My commission expires:
3/14/16 (Affix Seal)

WHITNEY LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as 404 Woodmont Hall Place, Nashville, TN 37205
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

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.

Witness our hand this 4 day of March, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: Kay M. Munger VP

Printed Name: Kay M. Munger

Its: V.P.

(Corporate Seal)

STATE OF MI
COUNTY OF Oakland

Before me, Serafina A. Damico, a Notary Public of the State and County aforesaid, personally appeared Kay M. Munger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be V.P. of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that S he as such V.P. being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as V.P.

Witness my hand and official seal, at office in TROY, MI, this 16 day of February, 2016.

Serafina A. Damico
Notary Public
My Commission Expires: 3-26-2016

(This area for official notarial seal)

SERAFINA A DAMICO
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires 3/26/2021
Acting in the County of Oakland

FRS File No.: 762263 Customer File No.: 157465

EXHIBIT A

House 2A, of the Homes at Woodmont Hall Place II, as established in Declaration of Convenants, Conditions, and Restrictions for Homes at Woodmont Hall Place II, a Horizontal Property Regime with Private Elements of record at instrument No. 20140110-0002958, Amended at Instrument No. 200150702-0064148 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Nashten, LLC, a Tennessee Limited Liability Company by deed from Leonard E. Leech, unmarried, dated December 2, 2013, and filed of record in Instrument No. 20131203-0123239, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William Kersh and Nicole Kersh, husband and wife by Warranty Deed from Nashten, LLC, a Tennessee Limited Liability Company, dated July 1, 2015, and filed of record in Instrument No. 201507006-0065307, Register's Office for Davidson County, Tennessee.