THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1203

Davidson County DEEDWARR
Recvd: 03/14/16 14:25 3 pgs
Fees:18.00 Taxes:1258.00
20160314-0024101

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark A. Govea Kelly K. Govea 612 B North 2nd Street Nashville, TN 37207	NEW OWNER	082-07-0-A-002.00

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2016.

Notary Public
My Commission Expires: 9/4/19
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY JILL SIMMONS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Strategic Options International, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark A. Govea and Kelly K. Govea, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit B, 612 NORTH SECOND STREET TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141216-0114973, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Strategic Options International, LLC by Warranty Deed from Wanda P. McLay, Unmarried, recorded on the 12th day of November, 2013 in Instrument No. 20131112-0116779, in the Register's Office of Davidson County, Tennessee.

This is Improved property located at: **612B North 2nd Street, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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 do 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of **March, 2016.**

GRANTOR(S)

STRATEGIC OPTIONS INTERNATIONAL, LLC,
a Tennessee limited liability company

By: Myron Dowell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Myron Dowell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Manager** of **Strategic Options International, LLC,** the within named bargainor, a limited liability company, and that he as such **Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Limited liability company by himself as **Manger**.

Witness my hand and Official Seal this the 10th day of **March, 2016.**

Notary Public
My Commission Expires:

G. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

