Davidson County	DEEDWARR
Recvd: 03/21/16 13:54	2 pgs
Fees:13.00 Taxes:832.50	
20160321-0026602	

WARRANTY DEED

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

B-KT-16-2400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

160965

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Boron	Highlands Residential Mortgage	
(NAME)	(NAME)	**072-13-0-132.00**
2400 Inga Street	12001 N Central Expressway Ste 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3314	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH TROOPE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK BORON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 2400 Inga Street Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 2400 Inga Street Residences, as of record in Instrument No. 20160302-0019779, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Kenneth Troope, an unmarried man by Warranty deed from James Calvin Norwood, III of record in Instrument No. 20050603-0063549 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 03, 2005.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee.
- Perpetual Right of Way Easement of record in Book 1136, Page 267 and Book 4098, Page 578, in the Register's Office for Davidson County, Tennessee.
- Declarations of Covenants, Conditions and Restrictions for 2400 Inga Street Residences of record in Instrument 20160302-0019779, Register of Deeds office Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2400 Inga Street , Nashville, Tennessee 37206-3314**.

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. Wherever 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 my/our hand(s) this the 18th DAY OF MARCH, 2016.

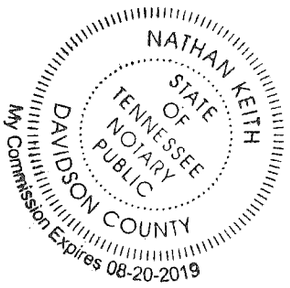
Kenneth Troope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH TROOPE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Commission Expires
4-24-2018