WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $324,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-23-2016

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1787B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas Leslie Bodnar and Linda Marie Bodnar	THE FEDERAL SAVINGS BANK	07209013100
1003B Spain Ave	300 N. ELIZABETH ST. #3E	
Nashville, TN 37216	CHICAGO, IL 60607	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RAPHAEL MARK LOCHER, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS LESLIE BODNAR AND LINDA MARIE BODNAR, 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 situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1003 Spain Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150623-0060140, Scrivener's Affidavit and Certificate of Correction of record at Instrument No. 20150710-0067300, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Donald E. Collins by Quitclaim deed from Donita Edwards (now known as Donita Stewart) of record in Instrument No. 20040227-0022336 Register's Office for Davidson County, Tennessee, dated February 20, 2004 and recorded on February 27, 2004.

Being a portion of the same property conveyed to Raphael Mark Locher, Jr., an unmarried man by Warranty deed from Donald E. Collins, unmarried of record in Instrument No. 20141016-0095737 Register's Office for Davidson County, Tennessee, dated October 7, 2014 and recorded on October 16, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 161, Page 129, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150623-0060140, Scrivener's Affidavit recorded at Instrument No. 20150710-0067300, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement of record in Book 4243, Page 888, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1003B Spain Ave, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20160029404 DEEDWARR
Recvd: 04/11/16 15:58 2 pgs
Fees:13.00 Taxes:1202.13
20160411-0034688

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on the 8th day of April, 2016.

Raphael Mark Locher, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RAPHAEL MARK LOCHER, JR., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of April, 2016.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-1787B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027