WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160032583 DEEDWARR
Recvd: 04/20/16 15:07 2 pgs
Fees: 13.00 Taxes: 1202.13
20160420-0038464

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

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

Meredith Mabry
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15th DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-23-2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1786B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Timothy T. Bodnar and Erin E. Bodnar	THE FEDERAL SAVINGS BANK	07209013100
1003A 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

TIMOTHY T. BODNAR AND ERIN E. 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 A, 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 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 2015 a lien, due and payable, but not delinquent.

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.

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 1003A Spain Ave, Nashville, TN 37216

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 15th day of April, 2016.

Raphael Mark Locher, Jr. by J. J, Attorney in Fact

Raphael Mark Locher, Jr

By: J. Carlton Drumwright, Attorney in Fact

STATE OF TENNESSEE

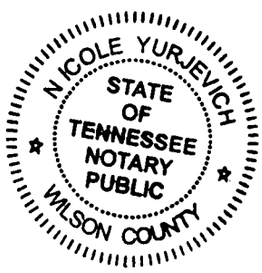
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Raphael Mark Locher, Jr. for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Raphael Mark Locher, Jr., and is authorized to execute this instrument on his behalf.

Witness my hand and official seal, this 15th day of April, 2016.

Notary Public

My Commission Expires: 10/29/19



File #: 16-1786B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027