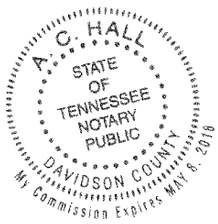
Davidson County	DEEDWARR
Recvd: 04/22/16 15:13	2 pgs
Fees:13.00 Taxes:1254.30	
20160422-0039506	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$339,000.00.**

Affiant

Subscribed and sworn to before me this 19 day of April 2016

Notary Public
My Commission expires:
(Affix Seal)

ORN- 141257

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Serena E. Vayda	Suntrust Mortgage, Inc.	083-06-0-A-007.00CO
93 Scott Avenue	901 Semmes Ave	
Nashville, TN 37206	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kip Abernathy, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Serena E. Vayda**, a single woman her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 7, Scott Avenue Townhomes, as established under Master Deed of record in Instrument Number 20050114-0005282, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kip Abernathy, unmarried, by deed from Affordable Housing Resources, Inc., on March 31, 2005, of record in Instrument Number 20050412-0040545, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20050114-0005282; and Instrument Number 20050126-0009812, Register's Office Davidson County, Tennessee.
- Easement as set forth in instrument recorded in Book 332, page 38, Register's Office for Davidson County, Tennessee.

This is improved property known as: **93 Scott Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 15, 2016.

Kip Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kip Abernathy** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 15, 2016

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018