Box 29

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041804 DEEDWARR
Recvd: 05/18/16 14:10 2 pgs
Fees:13.00 Taxes:1246.90
20160518-0049759

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marissa D. Martin	SWBC Mortgage Corp	116 12 0K 004.00
(NAME)	(NAME)	
3906 Wallace Lane	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Seven Thousand And No/100 Dollars ($337,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Steven Shipe, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Marissa D. Martin, a single woman**, hereinafter called the Grantee, her 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 No. 4 of Wallace Close Condominiums a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Wallace Close Condominiums of record in Instrument 200412300155035, amended in Instrument 200503010022155 and Amendment to By-Laws in Instrument 200503010022156, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan as set out on Exhibit "E" to the Master Deed of Wallace Close Condominiums of record in Instrument 200412300155035 amended in Instrument 200503010022155, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Steven Shipe, an unmarried man by Warranty Deed from Adam Michael and Susan Abington Michael, husband and wife dated November 5, 2010 and recorded November 19, 2010 as Instrument No. 20101119-0092619, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-161487SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3906 Wallace Lane, Nashville, TN 37215

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, has 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. 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 17th day of May, 2016.

Steven Shipe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

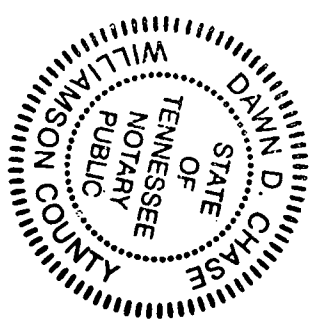
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Steven Shipe the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-161487SSO