WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(AFFIX SEAL)

J-RP-16-1722-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/23/16 15:20 3 pgs
Fees:18.00 Taxes:1683.50
20160523-0051630

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael L Wargo	SIRVA Mortgage, Inc.	
(NAME) **1722 A 7th Avenue North**	(NAME) 6200 Oak Tree Blvd. Ste. 300	**081-08-4O-001.00**
(ADDRESS) **Nashville, TN 37208-2222**	(ADDRESS) Independence, OH 44131	
(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, **THE KENDRICK GROUP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL L. WARGO, AN UNMARRIED 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, Kendrick Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Kendrick Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150320-0024174, as amended in Instrument Number 20150629-0062566, in the 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 The Kendrick Group, LLC by Quitclaim deed from Philip W. Kendrick and wife, Karen G. Kendrick of record in Instrument No. 20150601-0050685, as corrected by Scrivener's Affidavit of record in Instrument No. 20150925-0097793 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 1, 2015.

This conveyance is subject to:
- Taxes for the year 2016.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150320-0024174, as amended in Instrument Number 20150629-0062566.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1722 A 7th Avenue North, Nashville, Tennessee 37208-2222**.

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 19th DAY OF MAY, 2016.

The Kendrick Group, LLC

BY: _____
Philip W. Kendrick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip W. Kendrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of The Kendrick Group, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

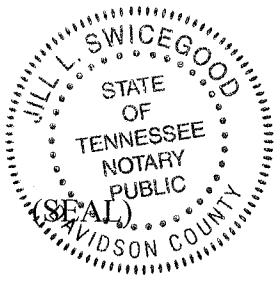
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018