130x14

28427-8 Box 14 return to: Attorneys Title Company, Inc.

This instrument was prepared by Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, Tennessee 370273890. (PRY)

WARRANTY DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Tiffany Racheal McNabb 1619 A 9th Avenue N. Nashville, TN 37208	F & M Bank 50 Franklin Street Clarksville, TN 37040	Part of 081-12-0Y-002-00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer whichever is greater is $319,900.00

Kathy Goodson
AFFIANT

Sworn to and subscribed before me this 3rd day of June 2016

Anna Agee
NOTARY PUBLIC

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lamont Jordan**, the "Grantor", have bargained and sold, and by these presents do transfer and convey unto **Tiffany Racheal McNabb**, a single woman, the "Grantee," her successors, and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Declaration of Covenants, Conditions and Restrictions for 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150506-0041401, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements,

BILL GARRETT, Davidson County
Trans:T20160047215 DEEDWARR
Recvd: 06/06/16 09:04 4 pgs
Fees:23.00 Taxes:1183.63
20160606-0056483

shown on Exhibit "C" to the Master Declaration of Covenants of record in Instrument No. 20150506-0041401, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Lamont Jordan, by deed from Nautilis Homes, a Tennessee limited liability company, of record in Instrument No. 20140902-0079651, dated August 26, 2014, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 1619 A 9th Avenue North, Nashville, TN 37208

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, its successors, and assigns, forever, and it does covenant with the said Grantee that it are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as shown on the Permitted Exceptions hereto attached as **Exhibit A**

AND Grantor does further covenant and bind it self, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 3rd day of June 2016.



LAMONT JORDAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lamont Jordan**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June 2016.

NOTARY PUBLIC

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 081-12-0Y-002-00 CO.

Davidson County taxes for 2015, P/O Map-Par.081-12-0-163.00, $451.60, Paid

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 21, Page 23, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150506-0041401, said Register's Office.

4. Restrictive Covenants for Detached Structure of record in Instrument No. 20151103-0111907, said Register's Office.

5. Notice of Completion of record in Instrument No. 20160125-0006904, said Register's Office.