PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 06/23/16 10:38 4 pgs
Fees:23.00 Taxes:453.25
20160623-0064029

W & I Ref: (DM) Title No.: 58236
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cindy Stoeppler 513 Park Court Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 162010E00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$122,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph V. Hartman, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Cindy Stoeppler,** unmarried, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Park Court of record in Book 6900, page 967, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Joseph V. Hartman, a single man, by Warranty Deed from Keith F. Bechard and Tracie J. Bechard, married, dated August 30, 2004 and recorded September 3, 2004, of record in Inst. NO. 20040903-0106727, Register's Office for Davidson County, Tennessee.

Brandon Chase Tidwell, spouse of Joseph V. Hartman joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, page 967, said Register's; The Declaration of Covenants, Conditions and Restrictions of record in Book 7930, page 986, Book 7931, page 3, Book 8010, page 476, Book 8010, page 478, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 513 Park Court, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2016.

Joseph V. Hartman

Brandon Chase Tidwell

State of Tennessee

County of Davidson

On this 20th day of June, 2016, before me the undersigned authority, personally appeared Joseph V. Hartman and Brandon Chase Tidwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

See page 3 for Notary Acknowledgment

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $122,500.00.

LuAnn Maloney
Affiant

Sworn and subscribed before me this 20th day of June, 2016

Notary

My Commission Expires: 7/8/19

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On June 20, 2016 before me, Wayne Kenji Mizuno Notary
(insert name and title of the officer)

personally appeared Joseph V Hartman and Brandon Chase Tidwell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WAYNE KENJI MIZUNO
COMM. #2138534
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires 12/26/2019

Signature _____ (Seal)

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE