WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of June, 2016. Notary Public My commission expires: _____ (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Stas Christiansen**	Send Tax Bills To: JP MORGAN CHASE BANK, N.A.	Map-Parcel Numbers **Map 118-05-0-A Parcel 032.00co**
940 Gale Lane #101	9255 BAYMEADOWS WAY	
Nashville, Tennessee 37204	JACKSONVILLE, FL 32256	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alex E. Rodriguez, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stas Christiansen, single man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 B, Building 14, and further identified as Parcel Number 32, on the property Tax Map Number 118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 87, revised, in Plat Book 4460, Page 186, and amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description and location of said unit.

Being the same property conveyed to Alex E. Rodriguez, an unmarried man, by Deed dated April 20, 2005 from 940 Partners, of record in Instrument No. 20050512-0053739, Register's Office for Davidson County, Tennessee.

The subject property has never been the principal residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4460, Page 186, amended in Instrument No. 20031107-0163683, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of St. Martin Square NKA 12 South Towers, of record in Book 4611, Page 682, and as amended in Book 4710, Page 244, and Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee. (3) By-Laws of St. Martin Square NKA 12 South Towers Homeowners' Association, Inc. of record in Book 4611, Page 692, and as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, Tennessee. (4) Charter of St. Martin Square Association of record in Book 4611, Page 674, and amended in Book 4711, Page 48 and Instrument No. 20031107-0163682, Register's Office for Davidson County, Tennessee. (5) Conveyance of common area to St. Martin Square Association of record in Book 4710, Page 602, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **940 Gale Lane #101, Nashville, Tennessee 37204**

BILL GARRETT, Davidson County
Trans: T20160056612 DEEDWARR
Recvd: 07/01/16 14:51 2 pgs
Fees: 13.00 Taxes: 1147.00
20160701-0067955

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 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 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 my/our hand(s) this ~~27th~~ 30th day of ~~June~~, 2016.

Alex E. Rodriguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alex E. Rodriguez,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~27th~~ 30th day of **June, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY