This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Jean Y. Jutila
2112 Nashboro Blvd., No. 26
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank Of America, N.A.
P.O. Box 961291
Fort Worth, TX 76161-0291

MAP/GROUP/PARCEL
135-12B-26

Davidson County DEEDWARR
Recvd: 07/11/16 09:14 3 pgs
Fees:18.00 Taxes:547.60
20160711-0070394

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Allen Vannoy, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jean Y. Jutila, 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:

Being all of **Unit No. 26, Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7,** as shown by plat and survey of record in Plat Book 11700, Pages 49 and 50, which amends plat of record in Book 4660, page 156, in the Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Allen Vannoy, unmarried, by Warranty Deed dated January 31, 2003, from Carlos W. Nichols and wife, Julie L. Nichols a/k/a Julie B. Nichols, husband and wife, appearing or record in Instrument No. 20030220-0022555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **2112 Nashboro Blvd., No. 26, Nashville, Tennessee 37217.**

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, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **5th** day of **July, 2016**.

Allen Vannoy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Allen Vannoy,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of July, 2016.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 4/20/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 08/17/2019

File No. 16064124

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.

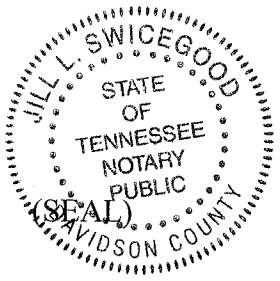
Attorney or Custodian

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