WARRANTY DEED

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

P-VRES-16-939-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles E. Mellor and Louise A. James	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	
45 Highland Street	**9311 San Pedro Ave., Ste. 100**	**082-16-0B-302.00-CO**
(ADDRESS)	(ADDRESS)	
Amesbury, MA 01913	**San Antonio, TX 78216**	
(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, **THEODORA D. GAMMANS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES E. MELLOR AND WIFE, LOUISE A. JAMES,** 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 No. 302, together with a covered Parking Area known as No. 301 of the Lower Level Parking & Storage, Russell Street Commons III of record in Plat Book 6900, Page 375, 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 the same property conveyed to Theodora D. Gammans by Warranty deed from Joyce M. Nuttall, unmarried of record in Instrument No. 20090604-0051977 Register's Office for Davidson County, Tennessee, dated June 03, 2009 and recorded on June 04, 2009.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 375;
- Master Deed of record in Book 7303, Page 487;
- Covenants, Conditions and Restrictions of record in Book 6551, Page 73, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **939 Russell Street #302, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20160062269 DEEDWARR
Recvd: 07/20/16 09:16 2 pgs
Fees:13.00 Taxes:986.05
20160720-0074582

Witness my/our hand(s) this the 18th DAY OF JULY, 2016.

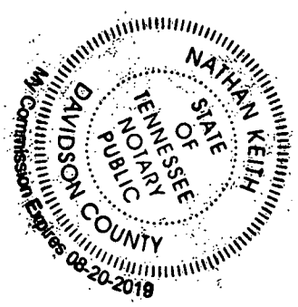
Theodora D. Gammans by Alice Carpenter, Attorney in Fact.
Theodora D. Gammans by Alice Carpenter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE CARPENTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THEODORA D. GAMMANS, and who acknowledged she executed the same as the free act and deed of the said THEODORA D. GAMMANS.

Witness my hand and official seal, this the 18th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212