WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1935

BILL GARRETT, Davidson County
Trans:T20160074756 DEEDWARR
Recvd: 08/26/16 12:34 2 pgs
Fees:13.00 Taxes:906.13
20160826-0089644

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $244,900.00 Affiant Subscribed and sworn to before me, this 23rd day of August, 2016. Notary Public My Commission Expires: C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner: Jack Charles Wallace 105 Bear Track Nashville, TN 37221	Send Tax Bills to: F & M Bank 2081 Wilma Rudolph Blvd Clarksville, TN	Tax Information: Tax Parcel ID No. 142-08-0A-026.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANE M. VOHLAND, A SINGLE PERSON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JACK CHARLES WALLACE, A SINGLE MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 26, on the plan of Phase 1, Coronada, Town Home Condominiums, of record in Book 4860, Page 26, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Coronada, a horizontal property regime established by Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and in Book 5869, Page 269, said Register's Office.

Being the same property conveyed to DIANE M. VOHLAND, A SINGLE PERSON, by deed from CYNTHIA L. TIERNEY, AN UNMARRIED WOMAN, of record in Instrument No. 20150904-0090460, dated August 31, 2015, said Register's Office.

This is improved property commonly known as: **105 Bear Track, Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, hia successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of August, 2016.

Diane M. Vohland

DIANE M. VOHLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DIANE M. VOHLAND,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of August, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY