This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $135,000.00

Affiant

Subscribed and sworn before me this the 31st day of August, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Russell Pulley	Mortgage Investors Group	119-14-0A-001.00-CO
843 Battlefield Drive	8320 East Walker Springs Lane	
Nashville, TN 37204	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRED P. SHAWALUK, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL RUSSELL PULLEY, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Kingswood Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Kingswood Condominium of record in Book 5200, Page 520, as amended in Book 6058, Page 320, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Fred P. Shawaluk, unmarried by Warranty deed from Dora M. McGrath of record in Book 7928, page 250, Register's Office for Davidson County, Tennessee, dated August 31, 1989 and recorded on August 31, 1989.

Being also known as 2929 Selena Drive #1, Nashville, Tennessee 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2929 Selena Drive #1, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JPS & SP ATT

BILL GARRETT, Davidson County
Trans:T20160077348 DEEDWARR
Recvd: 09/02/16 14:12 2 pgs
Fees:13.00 Taxes:499.50
20160902-0092777

Witness my hand this the 31st day of August, 2016.

Fred P Shawaluk by Sydney Poe Attorney in Fact

Fred P. Shawaluk
By: Sydney Poe, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Fred P. Shawaluk** by Specific **POWER OF ATTORNEY dated August 12, 2016,** and who acknowledged that he executed the same as the free act and deed of **Fred P. Shawaluk**.

Witness my hand and official seal this 31st day of August, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY