Davidson County DEEDWARR
Recvd: 10/04/16 09:06 2 pgs
Fees:13.00 Taxes:647.50
20161004-0104280

WARRANTY DEED

SRN16-0436

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

KELLY M SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

165625

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Linda F. Bynum	NFM, INC DBA NFM Lending	
436 Siena Drive (ADDRESS)	505 Progress Drive Ste 100 (ADDRESS)	
Nashville, TN 37205-3568 (CITY) (STATE) (ZIP)	Linthicum MD 21090 (CITY) (STATE) (ZIP)	129110A43600CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WINNIE M. BURROW, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA F. BYNUM, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 436 of Phase 1B of Lot 2, The Cloister at St. Henry, a horizontal Property Regime, 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 of record in Book 6237, Page 665, and amended in Book 6834, Page 449, 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 B 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 Winnie M. Burrow, a single woman by Warranty Deed from Ouina B. Fletcher, unmarried, of record in Instrument No. 20120801-0067751, Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on August 1, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6237, Page 665, Book 6834, page 449, Instrument Number 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, Page 650, Book 6042, Page 653, Book 6519, Page 187, and Book 7590, Page 273, Book 4191, Page 157, Book 6145, Page 293 and Book 6824, Page 870, Book 6208, Page 137, Book 5200, Page 656, Book 6250, Page 924, Book 6065, Page 132, and Book 6065, Page 127, Book 7306, Page 289, Book 11576, Page 358; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 436 Siena Drive , Nashville, Tennessee 37205-3568
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

Witness my/our hand(s) this 30th day of September, 2016.

Winnie M. Burrow

STATE OF Tennessee
COUNTY OF Davidson

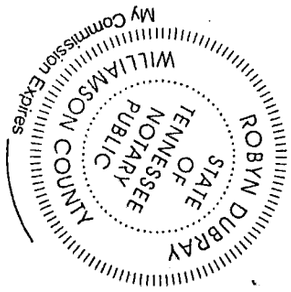
On this 30th day of September, 2016, before me personally appeared Winnie M. Burrow to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 30th day of September, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-21-2018