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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jennifer S. Ghanem, Esq.**<br>**The Row Title & Escrow, LLC**<br>**20 Music Square W, Suite 200**<br>**Nashville, TN 37203**<br><br>KARA L. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-18-2018 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $484,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of October, 2016.<br><br>Notary Public<br>My Commission Expires: |

Davidson County DEEDWARR
Recvd: 11/03/16 08:57 3 pgs
Fees:18.00 Taxes:1790.80
20161103-0116226

**WARRANTY DEED**

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| Address New Owner:<br>Thomas Chandler Spence and<br>Kimberley Michelle Koelz<br>511 A N 17th Street<br>Nashville, TN 37206 | Send Tax Bills to:<br>SWBC Mortgage Corporation<br>9311 San Pedro Ave, Ste 100,<br>San Antonio, TX 78216 | Tax Information:<br>Tax Parcel ID No.<br><br>083-06-0I-002.00 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, **BRANDON J. ELKINS and SAMARA E. ORKIN N/K/A SAMARA ELKINS, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KIMBERLEY MICHELLE KOELZ, AN UNMARRIED WOMAN AND THOMAS CHANDLER SPENCE AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("Grantees"), their 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 "B" North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, of record in Instrument No. 20130903-0092539, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, contained in the said Declaration, the Plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130903-0092539, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to BRANDON J. ELKINS, an unmarried man, by deed from MARTHA A. MANCINELLI and ENRIQUE D. SCALA, of record in Instrument No. 20140902-0079747, dated August 29, 2014, said Register's Office. Deed of correction to BRANDON J. ELKINS from MARTHA A. MANCINELLI and ENRIQUE D. SCALA, of record in Instrument No. 20141110-0103526, said Register's Office.**

**Samara Elkins, spouse of Brandon Elkins, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property**

This is improved property commonly known as: **511 B North 17th Street, Nashville, TN 37206.**

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 Grantees, their successors, heirs and assigns, forever.

**Witness my hand this the 27 day of October, 2016, the bargaining party, having cause my name to be signed hereto on said day and date.**

**GRANTORS:**

**BRANDON J. ELKINS**

**SAMARA E. ORKIN N/K/A**
**SAMARA ELKINS**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **BRANDON J. ELKINS and SAMARA E. ORKIN N/K/A SAMARA ELKINS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of October, 2016.

MEREDITH DURHAM MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

Notary Public
My commission expires: 12/6/16

## Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).