WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160097687 DEEDWARR
Recvd: 11/04/16 09:12 2 pgs
Fees:13.00 Taxes:375.55
20161104-0116782

W-VRES-16-2[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Bradley J. Johansen	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
203 Ellington Place	**9311 San Pedro Ave., Ste. 100**	**051-10-0B-080.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-5154	**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, **CAROLYN MAXINE THURMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY J. JOHANSEN, AN UNMARRIED MAN,** 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:

Being Unit No. 203 on the Plan of Ellington Place Condominiums according to the Master Deed of record in Book 6894, page 84, Register's Office for Davidson County, Tennessee, and as set forth on Plan in Book 6250, Page 829, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Carolyn Maxine Thurman, an unmarried man by Warranty deed from Louetta B. Hix, unmarried of record in Instrument No. 20140714-0061473 Register's Office for Davidson County, Tennessee, dated July 90, 2014 and recorded on July 14, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of Ellington Place Condominiums of record in Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Master Declaration of Ellington Place Condominium of record in Book 6984, Page 84, Book 6720, Page 332, Book 6818, Page 599, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6984, Page 112, in the Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee of Master Deed of record in Instrument Number 20021122-0145361, in the Register's Office for DavidsonCounty, Tennessee.
- Charter for Homeowner's Association of record in Book 7000, Page 140, amended in Book 7291, Page 203, Book 7780, Page 215 and Book 8270, Page 507, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Book 6772, Page 477, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6700, Page 315, in the Register's Office for Davidson County, Tennessee.
- Shared equity agreement of record in Book 7167, Page 695, in the Register's Office for Davidson County, Tennessee.
- Conveyance of sanitary sewer of record in Book 7461, Page 874, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water mains of record in Book 7461, Page 877, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140714-0061473 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Ellington Place , Madison, Tennessee 37115-5154**.

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 the 14th DAY OF OCTOBER, 2016.

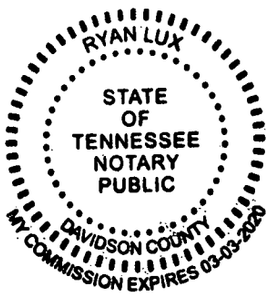
Carolyn Maxine Thurman
Carolyn Maxine Thurman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN MAXINE THURMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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