BILL GARRETT, Davidson County
Trans:T20160109890 DEEDWARR
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Fees:18.00 Taxes:1044.33
20161214-0131148

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
771572 2016-14250
Tiffany Redwine

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Christopher Rodwan Boneham and LisaEtnyre Boneham	Christopher Rodwan Boneham and LisaEtnyre Boneham	
760 Wedgewood Park, #301	760 Wedgewood Park, #301	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Anthony C. Mavunga, a single man,** have this day bargained and sold, and do hereby transfer and convey unto the said **Christopher Rodwan Boneham and Lisa Etnyre Boneham, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF MISSISSIPPI
COUNTY OF DESOTO The actual consideration or value whichever is greater, for this transfer is $282,250.00

Affiant Nael Mavunga

Subscribed and sworn to before me this the 12 day of December, 2016.

Notary Public

My commission expires:

(Affix Seal)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 71739 JASON LASHLEE Commission Expires Oct. 23, 2019 DESOTO COUNTY

This is unimproved ( ), known as 760 Wedgewood Park, Suite 301, Nashville, TN 37203
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 12 day of September 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Anthony C. Mavunga

KATHLEEN M McHUGH
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/19

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, Kathleen M McHugh, a Notary Public in and for said County and State, Anthony C. Mavunga, the within named bargainor, Single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of September, 2016.

✓ Kathleen M McHugh
Notary Public
My Commission Expires: ✓ 01/19/2019

(This area for official notarial seal)

LEGAL DESCRIPTION

EXHIBIT "A"

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 301, of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument Nos. 20060216-0019060 and 20060228-0022838, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended together with an undivided percentage interest in the Common Elements as shown on Exhibit "E-3" of said Master Deed, as amended; said Unit 301, also being shown as part of Exhibits "E-1" and "E-2" of said Master Deed, as amended.

For information purposes only:

Map/Parcel ID Number: 105-10-0C-301.00CO

BEING the same property conveyed to Anthony C. Mavunga, a married man by Warranty Deed from Stephanie Sturdivant n/k/a Stephanie Minda, married, dated April 14, 2015, recorded April 15, 2015, as Document No. 20150415-0033106, Register's Office of Davidson County, Tennessee.