Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33442-12-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $134,500.00. Affiant Subscribed and sworn to before me this 31st day of January, 2017. Notary Public My Commission Expires:

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: Brack S. Tommie Holley R. Hamner 900 19th Ave. South Apt. 401 Nashville, TN 37212	**Send Tax Bills To:** SWBC Mortgage Corp 9311 San Pedro, #100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No.: 092 16 0 B 036 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Sowards, Successor Trustee of the Ben Speer Living Trust, dated August 25, 2005 as amended by First Amendment dated January 30, 2012 and by Second Amendment dated January 21, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brack S. Tommie, an unmarried man, and Holley R. Hamner, an unmarried woman, as tenants in common** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 19th Ave. South Apt. 401, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

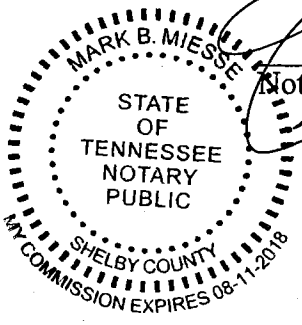
IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2017.

Jerry Sowards, Successor Trustee of the Ben Speer Living Trust

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Shelby SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jerry Sowards, Successor Trustee**, 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 31st day of January, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 401, Level 6 on the Plan of University Square Condominium Apartments of record in Plat Book 6900, page 124, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of University Square Condominium Apartments, a horizontal property regime established by Master Deed and ByLaws of record in Book 7051, page 529, amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Ben L. Speer, a single man by deed dated January 15, 1997 from Suzanne Lee Layne, unmarried of record in Book 10328, page 767, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 25, 2005, of record in Instrument No. 20050912-0108907, and re-recorded in Instrument No. 20050928-0116716, Register's Office for Davidson County, Tennessee, Ben Speer conveyed subject property to Ben Speer, Trustee under that certain Trust Agreement establishing the Ben Speer Living Trust, dated August 25, 2005. Jerry Sowards having been appointed Successor Trustee by Second Amendment to Trust Agreement dated January 21, 2015.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 092 16 0 B 036 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for University Square Condominium Association, of record in Book 7051, page 529, amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6900, page 124, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

