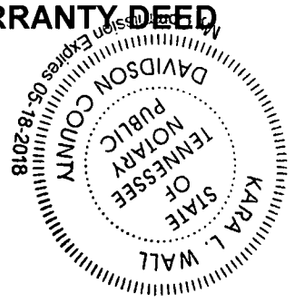
WARRANTY DEED



R-VRES-17-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Martin F. Schubert and Lesley Ann Florie	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME)	(NAME)	
5 Waters Avenue	**P.O. Box 202028**	**83-7-18.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Florence, SC 29502-2028**	
(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, **JAMES NARDELLA AND JENA NARDELLA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTIN F. SCHUBERT AND LESLEY ANN FLORIE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being the east 58 feet front of Lot No. 9 and the west 9 feet of Lot No. 8 on the Map of George C. Waters Addition, of record in Plat Book 161, Page 141, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot 8 and 9 adjoin and front together 67 feet on the north side of Waters Avenue and run back between lines 160 feet to a 12 foot alley in the rear.

Being the same property conveyed to James Nardella and Jena Nardella, husband and wife, by Warranty Deed from Patricia L. Harman, unmarried, and Sherry Hipps, unmarried, recorded December 12, 2013 in Instrument No. 20131212-0125782, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 161, Page 141, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017 and therafter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5 Waters Avenue, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20170028294 DEEDWARR
Recvd: 04/04/17 11:05 2 pgs
Fees:13.00 Taxes:1936.95
20170404-0032813

Witness my/our hand(s) this the 30th DAY OF MARCH, 2017.

James Nardella by Laura Mitchell, Attorney-in-Fact

Jena Nardella by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES NARDELLA AND JENA NARDELLA, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES NARDELLA AND JENA NARDELLA.

Witness my hand and official seal, this the 30th of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-18-2018

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