WARRANTY DEED

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

R-P-17-1225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 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)
Jenna E. Tromburg	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
1225 Avondale Circle	**9311 San Pedro Ave., Ste. 100**	**071-02-0-055-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-4301	**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, **CENTENNIAL CONSTRUCTION, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNA E. TROMBURG, AN UNMARRIED WOMAN,** 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 the 12th, formerly 21st District of Davidson County, Tennessee, described partly according to a survey made by Z.J. Wilkinson, Surveyor, May 12, 1949, as follows:

Beginning on the southerly margin of Avondale Circle, formerly Stratford Avenue, at a point 83 feet West of the northwest corner of the property conveyed to Frank Z. Cripps and wife, by deed from Sperry McKell Wright, as of record in Book 2272, page 327, Register's Office; thence southwardly parallel to Cripps' western boundary line 100 feet; thence westwardly 60 feet; thence northwardly 100 feet to boundary line 100 feet; thence westwardly 60 feet; thence northwardly 100 feet to the southerly margin of said Circle, thence with the same, North 77 degrees East 60 feet to the beginning.

Being the same property conveyed to Centennial Construction, LLC by Warranty Deed from Donna D. M. Hoover of record in Instrument No. 20160830-0090692 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 30, 2016.

This conveyance is subject to:
- Taxes for the year 2017.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1225 Avondale Circle , Nashville, Tennessee 37207-4301**.

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:T20170032857 DEEDWARR
Recvd: 04/19/17 10:38 2 pgs
Fees:13.00 Taxes:851.00
20170419-0038219

Witness my/our hand(s) this the 14th DAY OF APRIL, 2017.

Centennial Construction, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of CENTENNIAL CONSTRUCTION, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 14th of April, 2017.

_____
Notary Public
My Commission Expires: 9/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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