BILL GARRETT, Davidson County
Trans:T20170049756 DEEDWARR
Recvd: 06/12/17 09:50 3 pgs
Fees:18.00 Taxes:1177.34
20170612-0058466

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ivan Krnjic
240 Westchase Drive
Nashville, Tennessee 37205

SEND TAX BILL TO:
~~Owner~~ **NEW LENDER**

MORTGAGEE
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

MAP 116
GROUP 03 0 F
PARCEL 040.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mitch Kinder Development, LLC, a Missouri Limited Liabilty Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ivan Krnjic, unmarried**, hereinafter called the "GRANTEE", of a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 240 on the Plan of Phase II of Westchase Condominium Apartments of record in Plat Book 5200, Page 427, as supplemented in Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

(Legal Description has been revised in accordance to Attorney Affidavit filed December 1, 2016 as Instrument number 20161201-0125953 in the Register's Office of Davidson County, Tennessee.)

Being the same property conveyed to Mitch Kinder Development LLC by deed from Wilson & Associates PLLC, of record in Instrument No 20170427-0041624, Register's Office for said County, dated April 13, 2017, and Recorded on April 27, 2017.

Said property is transferred subject to the following matters:

1. 2017 property taxes and subsequent years.

2 Matters shown on the Plan of record in Plat Book 5200, page 427, said Register's Office.

3 The Premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the by-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owner's and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchase Condominiums, of record in Book 6097, page 266, and as amended in Book 6112, page 677 and in Book 6341, page 380, and Book 6866,

page 362, Register's Office for Davidson County Tennessee.

4. Property is subject to all matters affecting said premises as contained in Owners Certificate, and recorded Book 6250, page 43, Register's Office for Davidson County, Tennessee.

5. Property is subject to all matters affecting said premises as contained in By-Laws of Westchase Homeowner's Association Inc, and recorded Book 6097, Page 319 Register's Office for Davidson County, Tennessee.

This is improved property known as 240 Westchase Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ivan Krnjic, unmarried, , forever, and, GRANTOR does covenant with the said that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said , GRANTEE, 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 our hands this the 1st day of June, 2017

Mitch Kinder Development, LLC, a Missouri Limited Liabilty Comp

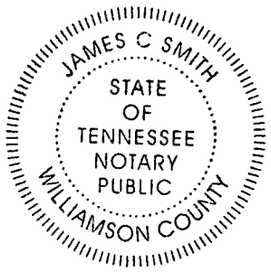
By: Mitch Kinder, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mitch Kinder,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member of Mitch Kinder Development, LLC, a Missouri Limited Liabilty Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 1st day of June, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019



STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $318,200.00.

Deanne L. Gregory
AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2017.

Sandy Balent
NOTARY PUBLIC
My Commission Expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115