WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064419 DEEDWARR
Recvd: 07/27/17 10:08 2 pgs
Fees:13.00 Taxes:665.63

20170727-0076050

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (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)
Adolfo Obregon Martinez and Gloria E. Salinas	**Franklin American Mortgage Company**	
(NAME) **412 A McClellan Avenue**	(NAME) **6100 Tower Circle**	**133-01-0A-002.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Franklin, TN 37067**	
(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, **TAWNI B. JEHNKE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADOLFO OBREGON MARTINEZ AND GLORIA E. SALINAS, 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 Unit No. A on the Plan of 412 McClellan Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 412 McClellan Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20090825-0080128, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 412 McClellan Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument Number 20090825-0080128, for a more complete description of said unit.

Being the same property conveyed to Tawni B. Koloff, unmarried by Quitclaim deed from Tawni Anderson, unmarried of record in Instrument No. 20140806-0070804 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 06, 2014.

Tawni B. Koloff having since married and is now known as Tawni B. Jehnke. The above referenced property has never been the principal marital residence of the Grantor and her spouse, Charles Jehnke.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 58, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090825-0080128, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **412 A McClellan Avenue, Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 25th DAY OF JULY, 2017.

Tawni B. Jehnke by John Gleaves,
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, John Gleaves, 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 TAWNI B. JEHNKE, and who acknowledged he/she/they executed the same as the free act and deed of the said TAWNI B. JEHNKE.

Witness my hand and official seal, this the 25th of July, 2017.



Notary Public
My Commission Expires: 6-7-19
(SEAL)

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