Please Record 1st

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Bill Garrett Davidson County
Batch# 15009 DEEDWARR
10/18/2017 12:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171018-0106775

New Owner:	**Send Tax Bill:**	**Map/Parcel**
SUZANNE M. STOLARZ KELLY S. LADWIG 318 S. 17th Street, Unit B Nashville, Tennessee 37206	PENNYMAC LOAN SERVICES, LLC PO BOX 660929 DALLAS, TX 75266-0929	0831402400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

JEREMY P. WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Sworn to and subscribed before me this October 13, 2017.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, SUZANNE STOLARZ, who is one and the same as SUZANNE M. STOLARZ, and KELLY LADWIG, who is one and the same as KELLY S. LADWIG, tenants in common with right of survivorship, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to SUZANNE M. STOLARZ and KELLY S. LADWIG, for the sole and exclusive purpose of creating tenants by the entireties.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend

the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 October 13, 2017.

By: _____
SUZANNE STOLARZ

_____
KELLY LADWIG

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUZANNE STOLARZ and KELLY LADWIG, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 13, 2017.

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR 30, 2021

_____
NOTARY PUBLIC

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 318 South 17th Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050155 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SUZANNE STOLARZ and KELLY LADWIG, tenants in common with right of survivorship, by Warranty Deed of record from Q & A Holdings, G.P., a Tennessee General Partnership, in Instrument No. 20150501-0039207 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 318 S. 17th Street, Unit B, Nashville, TN 37206.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

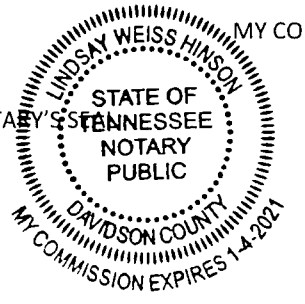
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).