Karen Y Johnson Davidson County
Batch# 143118 DEEDWARR
09/20/2018 09:02:30 AM 2 pgs
Fees: $13.00 Taxes: $2,319.90
20180920-0093154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$627,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Sept, 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

MST 2018-1130

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Holmgren	SWBC Mortgage Inc.	105-02-0Y-002.00-CO
(NAME)	(NAME)	
938 Southside Place	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Michael Sullivan Builders, GP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Holmgren, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. B of The Plan of Southside Flats, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Southside Flats, of record in Instalment No. 20160808-0081955, Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Pat Medley and wife, Karen Medley and Whitney Medley, unmarried by Warranty deed from Jan Baker Pass and Minna Cook Gioia of record in Instrument No. 20080421-0040305 Register's Office for Davidson County, Tennessee, dated April 18, 2008 and recorded on April 21, 2008.

Being a portion of the same property conveyed to Michael Sullivan Builders, GP and Owasso Development, LLC by Warranty deed from Pat Medley and wife, Karen Medley and Whitney Bechtel, married of record in Instrument No. 20160808-0081954 Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 08, 2016.

Being the same property conveyed to Michael Sullivan Builders, GP by Quitclaim deed from Owasso Development, LLC of record in Instrument No. 20160811-0083705 Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 11, 2016.

Being also known as 938 Southside Place Nashville, Tennessee 37203.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable;. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4860, Page 25, 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 20160808-0081955, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee. Restriction set out in deed of record in Book 7191, Page 561, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee. By Laws of Southside Flats Owners Association, Inc., of record as Exhibit "D" of Instrument No. 20160808-0081955, Registers' Office of Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 938 Southside Place, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 18 DAY OF Sept, 2018.

Michael Sullivan Builders, GP

BY: Tracey Sullivan
Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracey Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of Sept, 2018.

Notary Public

My commission expires: 7-11-2020

WILLIAMSON COUNTY YVETTE LYNN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020