# WARRANTY DEED

G-VRES-11-1016

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DAVID DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William H. Churchill | SWBC Mortgage Corporation | |
| 1016 Maxwell Avenue | (NAME) 9311 San Pedro #100 | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) San Antonio, TX 78216 | 83-5-147.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARSHALL HALL AND WIFE, MELISSA HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. CHURCHILL, AN UNMARRIED MAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 19TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 10 AND 11 ON THE PLAN OF D.H. BAILEY PROPERTY AS OF RECORD IN BOOK 421, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO A TRIANGULAR PORTION OUT OF THE SOUTHWEST CORNER OF A SIX ACRE TRACT LYING ALONG THE NORTHERLY SIDE OF SAID LOTS, DESCRIBED AS A WHOLE AS FOLLOWS:BEGINNING AT THE SOUTHEAST CORNER OF MAXWELL AVENUE AND BAILEY STREET AND RUNNING THENCE SOUTHWARDLY ALONG THE EASTERLY MARGIN OF BAILEY STREET, 175 FEET 5 INCHES TO A STAKE IN THE NORTHERLY MARGIN OF A THREE FOOT STRIP OF LAND, AN EASEMENT IN WHICH WAS CONVEYED TO THE CITY OF NASHVILLE FOR THE PURPOSE OF MAINTAINING A SEWER; THENCE EASTWARDLY ALONG THE NORTHERLY MARGIN OF SAID THREE FOOT STRIP 77 FEET 3 INCHES TO A STAKE IN THE SOUTHERLY MARGIN OF MAXWELL AVENUE; THENCE WESTWARDLY ALONG THE SOUTHERLY MARGIN OF MAXWELL AVENUE, 78 FEET 6 INCHES TO THE BEGINNING, ACCORDING TO A SURVEY MADE BY S.M. MCMURRAY, CIVIL ENGINEER, ON JANUARY 20, 1926, INCLUDING AND EXCLUDING A STRIP OF LAND DESCRIBED IN THE DEED FROM RUTH B. HAWKINS AND HUSBAND, TO THE CITY OF NASHVILLE, OF RECORD IN BOOK 749, PAGE 96, SAID REGISTER'S OFFICE, NOW INCLUDED IN MAXWELL AVENUE.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL HALL AND WIFE, MELISSA HALL BY WARRANTY DEED FROM JOHN ROWLEY AND WIFE, MARY M. SOBON, RECORDED ON THE 21ST DAY OF MAY, 2007 IN INSTRUMENT NO. 20070521-0060129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 65 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 1016 Maxwell Avenue, Nashville, Tennessee 37206
(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 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:T20110077168 DEEDWARR
Recvd: 12/06/11 15:55 2 pgs
Fees:13.00 Taxes:1176.60
20111206-0095294

Witness my/our hand(s) this 30th day of November, 2011.

Marshall Hall

Melissa Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marshall Hall and Melissa Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903