WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/12 15:32 3 pgs
Fees:18.00 Taxes:1383.80
20120105-0001337

MEGHAN G. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $374,000.00.

Affiant

Subscribed and sworn to before me this 4 day of January, 2012

Notary Public
My Commission expires: 9/9/2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicole L. Rhoden	SWBC Mortgage Corp.	091-15-0-078.00
5309 Nevada Avenue	9311 San Pedro, Suite 100	
Nashville, TN 37209	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings and William Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicole L. Rhoden and Robert Tyler Rhoden, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Block No. 14 on the Plan of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Nevada, formerly 3rd Avenue, at the northwest corner of the property conveyed to Leslie J. Williams and wife, by deed from K.A. Berry and wife, of record in Book 1132, page 341, said Register's Office; thence with Williams' westerly line, southwardly 320 feet to the northerly margin of Dakota Avenue, formerly 4th Avenue; thence with said Avenue westwardly 50 feet; thence northwardly 320 feet to the southerly margin of Nevada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to J. Seth Jennings and William Smallman, by deed from Sara B. Martin, Executrix for Estate of Josephine Blackmore Berry, deceased, on December 30, 1899, of record in Instrument Number 20110509-0035442, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **5309 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 4, 2012.

J. Seth Jennings

William Smallman

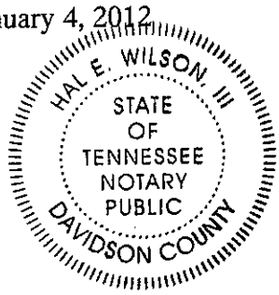
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings and William Smallman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2012.

My commission expires 7/6/15

Notary Public



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY