WARRANTY DEED

R-VRES-12-405

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 05.10.12
(AFFIX SEAL)

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
Lindsay D. Chapman	SWBC Mortgage ISAOA	
405 N.16th Street (ADDRESS)	5055 Maryland Way, Suite 200 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	083-10-0-020.00

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 BENJAMIN A. SESAR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSAY D. CHAPMAN AND TREVOR THORNTON, WIFE AND HUSBAND, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 260 & 261 ON THE PLAN OF MCEWEN PLACE OF RECORD IN PLAT BOOK 332, PAGE 133, 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 BENJAMIN H. SESAR, AN UNMARRIED PERSON BY DEED FROM JEFFERY S. MILLER AND JULIE E. MILLER, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NUMBER 20050727-0087667, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 22, 2005.

THE SAID BENJAMIN H. SESAR IS ONE AND THE SAME AS BENJAMIN A. SESAR.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 133; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 405 N 16th Street, 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:T20120010478 DEEDWARR
Recvd: 02/13/12 08:45 2 pgs
Fees:13.00 Taxes:971.25
20120213-0012260

Witness my/our hand(s) this 7th day of February, 2012.

Benjamin A. Sesar

STATE OF Tennessee
COUNTY OF Davidson

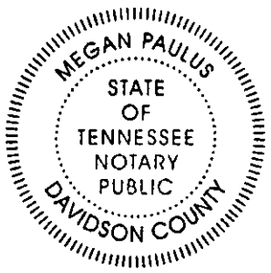
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin A. Sesar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 7th day of February, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



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