WARRANTY DEED

G-VRES-12-504

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Lenice McAdoo Notary Public State of Tennessee My Comm. Exp. 3/27/14 Davidson County

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

Box 13
#16914

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin D. Ragan	SWBC Mortgage Corp.	
504 Wilma Court (ADDRESS)	9311 San Pedro Ste. 100 (NAME) (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	San Antonio TX 78216 (CITY) (STATE) (ZIP)	05316017500

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 GERRIT BRUSSE AND SHANON BRUSSE, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN D. RAGAN, UNMARRIED , 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 44, SECTION 3, KING COURT SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 958, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GERRIT BRUSSE AND SHANON BRUSSE, HUSBAND AND WIFE BY WARRANTY DEED FROM WENDY C. DRAPER, UNMARRIED, RECORDED ON THE 8TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060808-0097486, 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 BOOK 7900, PAGE 958; RESTRICTIONS OF RECORD IN BOOK 9705, PAGE 872, BOOK 9708, PAGE 522, BOOK 9924, PAGE 860, BOOK 9665, PAGE 540, BOOK 9682, PAGE 193 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 504 Wilma Court, Old Hickory, Tennessee 37138
(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.

GB

BILL GARRETT, Davidson County
Trans:T20120024968 DEEDWARR
Recvd: 04/05/12 11:57 2 pgs
Fees:13.00 Taxes:634.55
20120405-0029193

Witness my/our hand(s) this 30th day of March, 2012.

Gerrit Brusse

Shanon Brusse

Shanon Brusse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerrit Brusse and Shanon Brusse, 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 March, 2012.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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