# WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen Cavendish | SWBC MORTGAGE CORP. | 146-16-47 |
| (NAME) | (NAME) | |
| 498 Brentlawn Drive | 9311 SAN PEDRO, SUITE 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | 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, WE, **JON M. COOMER AND PARRISH L. PAUL,** BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN P. CAVENDISH AND JENNIFER E. CAVENDISH,** HUSBAND AND WIFE, 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, and being Lot No. 98 on the Plan of Brentwood Hall, Section 5, as of record in Plat Book 2133, Page 127, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jon M. Coomer and Parrish L. Paul by Warranty deed from James Cloarke Harris, Jr.., dated 11/07/2007 and filed of record in Book 2007113-0132799, page, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 498 Brentlawn Drive, Nashville, TN 37220

(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.

BILL GARRETT, Davidson County
Trans:T20120057149 DEEDWARR
Recvd: 08/02/12 13:38 2 pgs
Fees:13.00 Taxes:987.90

20120802-0068602

Witness our hands this 31st day of July, 2012.

Jon M. Coomer by Kevin Montgomery, attorney in fact

Jon M. Coomer
By: Kevin D. Montgomery, his attorney in fact

Parrish L. Paul by Kevin Montgomery, attorney in fact

Parrish L. Paul
By: Kevin D. Montgomery, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of July, 2012, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jon M. Coomer and Parrish L. Paul pursuant to a Power of Attorney dated the 16th day of July, 2012 and filed of record in Instrument No. 20120802006860, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Jon M. Coomer and Parrish L. Paul, as their attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2012.

Commission expires:
9/21/2015

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER