WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Cari Hess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2012.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120066353 DEEDWARR
Recvd: 09/05/12 09:28 2 pgs
Fees:13.00 Taxes:619.75
20120905-0080012

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa L.. Smith	SWBC Mortgage Corporation	061-12-0-180.00
(NAME)	(NAME)	
1201 Greenland Avenue	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 12-1327

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we George Alvin Tribble,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lisa L. Smith, unmarried** hereinafter called the GRANTEE, **his/her** 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, being Lot No. 1 on the Plan of the proposed subdivision of the East End of Lot No.3 of the Williams Land or Sallie W. Love Tract, not of record, and described as follows:

Beginning on the northerly margin of Greenland Avenue, at the southeast corner or in the east line of Lot No. 37 on the Plan of the west part of the Greenland tract, as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee; thence with the east line of said Lot No.37 and the west line of said Lot No. 1, being the west line of the 45-acre tract described in the deed from Geo. W. Killebrew, Trustee, et al., to John L. Kennedy, Jr., of record in Book 522, Page 153, Register's Office, northerly 411-1/2 feet to the south line of Lot No. 4 of the Williams Land; thence with the said line South 63° 55' East 100 feet to the corner of Lots Nos. I and 2 on the Plan of said proposed subdivision; thence southerly with the line between said two lots 413-1/4 feet to the northerly margin of Greenland Avenue; thence with the northerly margin of said Avenue, westerly 100 feet to the beginning.

Being the same property conveyed to George W. Tribble by Warranty Deed from A. R. Brown and wife, Sylvia J. Brown, recorded in Book 4791, page 47, in the Register's Office for Davidson County, Tennessee, dated February 25, 1974.

Being the same property conveyed to Sam Stokes Tribble, as to a Life Estate and at the death of Sam Stokes Tribble, to his children, per stirpes, a fee simple estate, by Deed from George W. Tribble, recorded in Book 4878, page 607, in the Register's Office for Davidson County, Tennessee, dated December 10, 1974.

Sam Stokes Tribble died intestate on November 20, 2006. His estate administered through Davidson County Probate Court, Docket No. 06P-1994. His sole heirs being George Alvin Tribble and Sam Stokes Tribble, Jr. Affidavit of Heirship recorded as Instrument No. 20070227-0024114, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Alvin Tribble by Quitclaim Deed from Sam Stokes Tribble, Jr. of record at Instrument No. 20070227-0024115, Register's Office for Davidson County, Tennessee, dated February 19, 2007.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NOR HAS IT EVER BEEN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1201 Greenland Ave. Nashville, TN 37216

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

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

George Alvin Tribble

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of August , 2012, before me personally appeared **George Alvin Tribble** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 11-29-2015

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY