WARRANTY DEED

R-VRES-12-1922

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2012.

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY Notary Public STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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
Diane Laughter	SWBC Mortgage Corporation	
1922 Upland Drive (ADDRESS)	(NAME) 5055 Maryland Way, Suite 200 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	072-12-0-293.00

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 JOHN RICHARD GADDY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANE LAUGHTER AND JON COLBY LAUGHTER, 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. 138 ON THE PLAN OF SECTION II, BURCHWOOD GARDENS OF RECORD IN PLAT BOOK 2900, PAGE 66, 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 J. L. GADDY AND WIFE, ANNIE MAI GADDY, BY WARRANTY DEED FROM E. GRAVES PATE, SR. AND WIFE, FRIEDA HAYS PATE, OF RECORD IN BOOK 3249, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 26, 1961.

THE SAID JOHN LLOYD GADDY DIED ON JANUARY 2, 2007, HIS ESTATE WAS ADMINISTERED THROUGH DAVIDSON COUNTY PROBATE CASE 07P1898, AND PROPERTY VESTED SOLELY IN HIS WIFE, ANNIE M. GADDY.

THE SAID ANNIE M. GADDY DIED MARCH 22, 2012, HER ESTATE BEING ADMINISTERED THROUGH DAVIDSON COUNTY PROBATE CASE 12P1075, PROPERTY BEING DEVISED TO HER SON, JOHN RICHARD GADDY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2900, PAGE 66; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )

This is improved (X) property, known as 1922 Upland Drive, Nashville, Tennessee 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(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:T20120088356 DEEDWARR
Recvd: 11/19/12 14:27 2 pgs
Fees:13.00 Taxes:536.50

20121119-0106557

Witness my/our hand(s) this 16th day of November, 2012.

John Richard Gaddy

John Richard Gaddy

STATE OF Tennessee
COUNTY OF Davidson

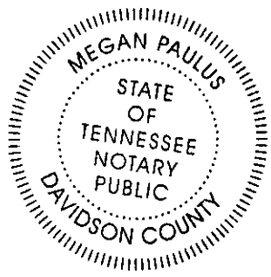
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Richard Gaddy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 16th day of November, 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