BILL GARRETT, Davidson County
Trans: T20120095168 DEEDWARR
Recvd: 12/12/12 14:38 2 pgs
Fees: 13.00 Taxes: 395.90

20121212-0114603

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF December, 2012.

Notary Public

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

WARRANTY DEED

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-PP-12-3421

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
Elliott R · Wiley	SWBC Mortgage	
3421 Elm Hill Pike (ADDRESS)	9311 San Pedro Ave., Ste. 100 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	108-8-54.00

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 KARLA C. HEWITT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLIOTT R WILEY, A SINGLE PERSON , 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 211, LARCHWOOD, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 57, 58 AND 59, 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 BY QUITCLAIM DEED FROM OWEN T. HEWITT TO KARLA C. HEWITT AS RECORDED ON THE 30TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100730-0059854 AND WARRANTY DEED FROM JAMES J. REESE, AND SPOUSE JACKIE REESE TO OWEN T. HEWITT AND SPOUSE KARLA C. HEWITT AS RECORDED ON THE 22ND DAY OF MAY, 2003 IN INSTRUMENT NO. 20030522-0070339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGES 57, 58, 59 AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 5479, PAGE 443, PAGE 5681, PAGE 532, BOOK 5688, PAGE 696 AND BOOK 6011, PAGE 130 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3421 Elm Hill Pike, Nashville, Tennessee 37214
(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.

Witness my/our hand(s) this 3rd day of December, 2012.

Karla C. Hewitt

STATE OF Tennessee
COUNTY OF Davidson

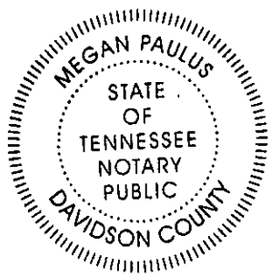
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karla C. Hewitt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 3rd day of December, 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