BILL GARRETT, Davidson County
Trans:T20120098889 DEEDWARR
Recvd: 12/27/12 10:57 2 pgs
Fees:13.00 Taxes:1236.78

20121227-0119271

WARRANTY DEED

R-VRE-12-3737

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,264.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-20-15

(AFFIX SEAL)

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
Chad D. Pyburn	SWBC Mortgage	
3737 Elkins Avenue (ADDRESS)	9311 San Pedro Ave., Ste. 100 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	092-13-0-224.00

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 DALE AVENUE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD D. PYBURN, AN UNMARRIED MAN, 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. 15 OF BLOCK "23" ON THE PLAN OF CHARLOTTE PARK 2ND ADDITION OF RECORD IN PLAT BOOK 57, PAGE (S) 160 AND 161, 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 DALE AVENUE, LLC BY WARRANTY DEED FROM LISA ALLISON BEARD OF RECORD AT INSTRUMENT NO. 20120611-0050848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 30, 2012.

BEING THE SAME PROPERTY CONVEYED TO LISA ALLISON BEARD BY QUITCLAIM DEED FROM LISA ALLISON BEARD AND ROBERT JASON BEARD, BEING THE SOLE HEIRS AT LAW OF JO ANN ALLISON OF RECORD AT INSTRUMENT NO. 20081231-0124012, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 31, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE (S) 160 AND 161, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3737 Elkins Avenue, Nashville, Tennessee 37209
(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 21st day of December, 2012.

Dale Avenue, LLC

BY: _____
Jeff Gaw, sole member

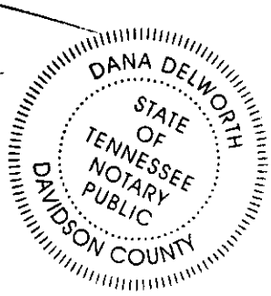
STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of December, 2012, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the sole member of Dale Avenue, LLC, the within named bargainor, a limited liability company, and that he/she as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of December, 2012.

_____
Notary Public

My Commission Expires: 01/07/2013



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