WARRANTY DEED

R-VRES-13-1700

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2013

Notary Public

MY COMMISSION EXPIRES: 5-2014

(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
Christina Buckelew	SWBC Mortgage	
1700 Ordway Pl (ADDRESS)	9311 San Pedro Ave., Ste. 100 (NAME)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (ADDRESS) (CITY) (STATE) (ZIP)	083-10-0-224.00

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 DEREK HOKE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINA BUCKELEW AND CHAD L'EPLATTENIER, 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. 285 AND 286 ON THE PLAN OF MCEWEN PLACE OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NO. 285 AND 286 FRONT TOGETHER 61 FEET ON THE SOUTHERLY SIDE OF ORDWAY PLACE, FORMERLY GROVE AVENUE, AND RUNS BACK 138.1 FEET ON THE EASTERLY LINE AND 137.7 FEET ON THE WESTERLY LINE, WITH THE EASTERLY MARGIN OF 17TH STREET, TO AN ALLEY MEASURING OF 17TH STREET, TO AN ALLEY MEASURING 61 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO DEREK HOKE BY DEED FROM LOUIS L. TURNER OF RECORD AT INSTRUMENT NO. 20091208-0112312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 2, 2009 AND RECORDED ON DECEMBER 8, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 133, 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 1700 Ordway Pl, Nashville, Tennessee 37206
(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:T20130011210 DEEDWARR
Recvd: 02/08/13 15:16 2 pgs
Fees:13.00 Taxes:1017.50
20130208-0013516

Witness my/our hand(s) this 7th day of February, 2013.

Derek Hoke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek Hoke, 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 7th day of February, 2013.

Notary Public

My Commission Expires: 10/18/16

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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