BILL GARRETT, Davidson County
Trans:T20130011830 DEEDWARR
Recvd: 02/12/13 08:45 2 pgs
Fees:13.00 Taxes:436.60

20130212-0014162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Whitney Anderson
Affiant

Subscribed and sworn to before me, this 11TH DAY OF FEBRUARY, 2013.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 08/23/2016

(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Redwine, an unmarried man and Rhon Redwine, a married man	SWBC Mortgage Corp.,	07207016900
	(NAME)	
1239 McGavock Pike	9311 San Pedro, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steve Brown, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Evan Redwine, an unmarried man and Rhon Redwine, a married man, hereinafter called the Grantees, 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 THE WESTERLY ONE-HALF OF LOT NO. 51 ON THE PLAN OF KENMORE PLACE, OF RECORD IN BOOK 332, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF MAXEY LANE AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO STEVE BROWN BY DEED FROM KUDZU REAL ESTATE, INC. OF RECORD BY INSTRUMENT NO. 20110831-0067502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1239 McGavock Pike, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 11th day of February, 2013.

WARRANTY DEED
(Continued)

Steve Brown

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Brown, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of February, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Commerce Title & Escrow, LCL
1812 Broadway
Nashville, TN 37203