(1) Return to: Bridgehouse Title

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of February, 2013

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phyllis A. McMinn	SWBC Mortgage Corporation	Parcel ID:
2330 Revere Place	9311 San Pedro; Ste 100	08415007600
Nashville, TN 37214	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Virginia K. Rogillio, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Paul B. Stephens and Becky J. Stephens, husband and wife, and Phyllis A. McMinn, *
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: *as joint tenants with right of survivorship

LAND in Davidson County, Tennessee, being Lot No. 32 on the Map of Castlewood Estates, Section I, as of record in Book 2331, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 88 feet on the westerly margin of Revere Place and extends back between lines 304.8 feet on the northerly line and 285.1 feet on the southerly line to a broken line in the rear, measuring 151.7 feet thereon.

Being the same property conveyed to John R. Rogillio, Jr. and wife, Virginia K. Rogillio, by deed from Charlie E. Miller and wife, Maggie M. Miller of record in Book 2640, Page 225, said Register's Office. The said John R. Rogillio, Jr. now being deceased.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 72, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2330 Revere Place, Nashville, TN 37214

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 hand this the 18th day of February, 2013.

Virginia K. Rogillio
Virginia K. Rogillio

BILL GARRETT, Davidson County
Trans:T20130015190 DEEDWARR
Recvd: 02/22/13 15:33 2 pgs
Fees:13.00 Taxes:532.80
20130222-0018187

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2013.

My Commission Expires: 8/23/16

Notary Public

