WARRANTY DEED

R-VRES-13-1907

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Jessi Gunter	SWBC Mortgage	
1033 Sparta Pike (ADDRESS)	9311 San Pedro Ave., Ste. 100 (ADDRESS)	
Lebanon, TN 37087 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	072-12-0-171.00

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 STUART SCOTT RIDGWAY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSI GUNTER, AN UNMARRIED WOMAN, 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. 303 ON THE PLAN OF BURCHWOOD GARDENS, SECTION III OF RECORD IN PLAT BOOK 2900, PAGE 116, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 303 FRONTS 58.68 FEET ON THE NORTHERLY SIDE OF MARSDEN AVENUE, AND RUNS BACK 140.27 FEET ON THE WEST LINE AND 126.30 FEET ON THE EAST LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 129.27 FEET.

BEING THE SAME PROPERTY CONVEYED TO STUART SCOTT RIDGWAY, UNMARRIED BY DEED FROM WILLIAM O. GREER AND WIFE, SARAH NELL GREER OF RECORD AT INSTRUMENT NO. 20030401-0042706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2003 AND RECORDED ON APRIL 1, 2003.

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 2900, PAGE 116; BOOK 3131, PAGE 464, 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 1907 Marsden Ave, Nashville, Tennessee 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 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:T20130016826 DEEDWARR
Recvd: 02/28/13 15:11 2 pgs
Fees:13.00 Taxes:566.10
20130228-0020267

Witness my/our hand(s) this 22nd day of February, 2013.

Stuart Scott Ridgway

STATE OF Tennessee
COUNTY OF Davidson

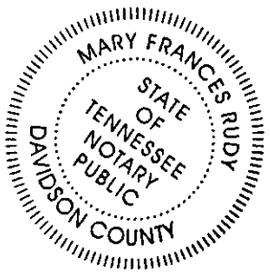
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stuart Scott Ridgway, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 22nd day of February, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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