BILL GARRETT, Davidson County
Trans:T20130022164 DEEDWARR
Recvd: 03/19/13 09:19 2 pgs
Fees:13.00 Taxes:481.00
20130319-0026977

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013020028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $130,000.00

Sworn to and subscribed before me this 14th day of March, 2013.

Affiant

Notary Public
my commission expires 10/10/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:
Heather L. Houser
1703 Riverside Drive
Nashville, TN 37216

Send Tax Bills to:
SWBC Mortgage Corporation
9311 San Pedro Avenue Ste. 100
San Antonio, TX 78216

Map-Parcel Numbers:
072-150-203.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael W. Lister, Sr. and wife, Tamara Lister**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather Houser, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page (s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 50 feet on the Easterly side of Riverside Drive and runs back between lines, 192 feet more or less, on the Northerly line and 195 feet, more or less, on the Southerly line to a dead line measures 50 feet thereon.

Being the same property conveyed to Michael W. Lister, Sr. and wife, Tamara Lister by Warranty Deed from Chad A. Pace and Wife, Jody L. Pace of record at Instrument No. 20060301-0023504, Register's Office for Davidson County, Tennessee, dated February 16, 2006 and recorded on March 01, 2006.

This is improved property known as **1703 Riverside Drive, Nashville, TN 37216.**

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This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this14th day of March, 2013.

Michael W. Lister, Sr.

Tamara Lister

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael W. Lister Sr and Tamara Lister, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015