WARRANTY DEED

R-VRES-13-842

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Ashley S. Bryant by [illegible], attorney-in-fact
Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(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
Ashley S. Bryant	SWBC Mortgage	
842 W Argyle Avenue (ADDRESS)	(NAME) 9311 San Pedro Ave., Ste. 100 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	105-5-504.00

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 MATT BUTTON, AND AUTUMN L. BUTTON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY S. BRYANT, AN UNMARRIED PERSON, 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 A PART OF LOT NO. 31 ON THE PLAN OF FAIRVIEW ADDITION OF RECORD IN PLAT BOOK 57, PAGE 94, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWEST CORNER OF MORNINGVALE AVENUE SHOWN ON SAID PLAN WHICH WAS CHANGED BY A DECREE IN THE CHANCERY COURT OF SAID COUNTY IN THE CAUSE OF R.W. BRANCH AND WIFE, VS ELMORE HILL ET AL IN MINUTE BOOK 78, PAGE 416, OF SAID COURT.

SAID PART OF LOT NO. 31 AND SAID PART OF SAID AVENUE FRONT 50.0 FEET ON THE NORTH SIDE OF ARGYLE AVENUE, FORMERLY FAIRVIEW AVENUE, AND RUN BACK BETWEEN PARALLEL LINES ALONG THE WESTERLY MARGIN OF AN ALLEY, 150.0 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO MATT BUTTON, UNMARRIED BY DEED FROM JACK D. ELLIOTT AND WIFE, ERIN F. ELLIOTT OF RECORD AT INSTRUMENT NO. 2040303-0024018, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 27, 2004 AND RECORDED ON MARCH 3, 2004.

THIS CONVEYANCE IS SUBJECT TO A.) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREINE; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 842 W Argyle Avenue, Nashville, Tennessee 37203
(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: T20130026446 DEEDWARR
Recvd: 04/02/13 10:42 2 pgs
Fees: 13.00 Taxes: 690.05

20130402-0032253

Witness my/our hand(s) this 29th day of March, 2013.

Matt Button

Autumn L. Button

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matt Button and Autumn L. Button, 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 29th day of March, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

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