Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Meagan Brooke Dolleris 1520 Long Avenue Nashville, TN 37206	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	Map: 094-01 Parcel: 382.00
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Radnor Partners, LLC** ("Grantor"), a Tennessee limited liability company, has bargained and sold, and hereby transfers and conveys to **Meagan Brooke Dolleris, a single person** ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly describedas follows:

> Land in Davidson County, Tennessee, being Lot No. 211 as shown on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal descriptions.
>
> Being the same property conveyed to Radnor Partners, LLC by deed dated the 29th day of June, 2012 from BancorpSouth Bank, recorded as Instrument No. 20120703-0058455, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1520 Long Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, as well as all matters as shown on subdivision plan of record in Book 57, page 130, Register's Office for Davidson County, Tennessee; 2013 Taxes for Davidson County Tennessee are prorated at this date and are assumed by the Grantee

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20130026466 DEEDWARR
Recvd: 04/02/13 10:55 2 pgs
Fees:13.00 Taxes:628.63
20130402-0032269

EXECUTED this 29th day of March, 2013.

Radnor Partners, LLC

By: _____
William F. Snyder, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the Chief Manager of Radnor Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2013.

(SEAL)

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2016

_____
Notary Public
My Commission Expires: 8/23/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

_____
AFFIANT

Subscribed and sworn to before me this 29th day of March, 2013.

_____
NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY