WARRANTY DEED

B-VRES-13-1206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS 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
Donald Steven Rice	SWBC Mortgage Corporation	
1206 McGrace Lane (ADDRESS)	9311 San Pedro Ave., Ste. 100 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	1451006500

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 VERNELL SHUGART, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD STEVEN RICE AND CAROL L RICE, HUSBAND AND WIFE, 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. 2 ON THE PLAN OF RE-SUBDIVISION OF LOTS 2, 3, & 4 IN TANGLEWOOD ESTATES OF RECORD IN PLAT BOOK 4300, PAGE 72, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. SHUGART AND WIFE, VERNELL SHUGART BY DEED FROM SETH NORMAN AND WIFE, GENNETTE SAIN NORMAN OF RECORD IN BOOK 6763, PAGE 686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 14, 1986 RECORDED ON JANUARY 16, 1986. THE SAID ROBERT L. SHUGART HAVING SINCE DIED ON OCTOBER 19, 2010 LEAVING VERNELL SHUGART THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4300, PAGE 72; BOOK 4358, PAGE 453; BOOK 460, PAGE 170 AND BOOK 465, PAGE 179, 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 1206 McGrace Lane, Nashville, Tennessee 37220
(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:T20130028564 DEEDWARR
Recvd: 04/08/13 15:25 2 pgs
Fees:13.00 Taxes:1609.50
20130408-0034705

Witness my/our hand(s) this 5th day of April, 2013.

Vernell Shugart by Nikki Kaye Shugart Taylor
Attorney in Fact

Vernell Shugart by Nikki Kaye Shugart Taylor,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared NIKKI KAYE SHUGART TAYLOR to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VERNELL SHUGART and who acknowledged he/she/they executed the same as the free act and deed of the said VERNELL SHUGART.

Witness my hand and official seal, this the 5th day of April, 2013.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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