WARRANTY DEED

R-VRES-13-1502

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Cari Tiesl
Affiant

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

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
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
Cassandra Lynn Dawson	SWBC Mortgage	
1502 Ordway Pl	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78216	083-09-0-308.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MEGAN ROBERTS AND MATTHEW ROBERTS, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASSANDRA LYNN DAWSON, UNMARRIED, AND MEGAN JANE CARCHMAN, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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. 118 ON THE PLAN OF A.V.S. LINDSLEY 29 ACRE TRACT OF RECORD IN PLAT BOOK 57, PAGE 66, 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. 118 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ORDWAY PLACE, FORMERLY GROVE STREET, AND RUNS BACK 124.5 FEET ON THE EASTERLY LINE AND 126.4 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MEGAN ROBERTS AND MATTHEW ROBERTS, WIFE AND HUSBAND BY WARRANTY DEED FROM SHANE PADGETT MORRIS, MARRIED OF RECORD AT INSTRUMENT NO. 20111104-0086586, DATED OCTOBER 31, 2011 AND RECORDED ON NOVEMBER 04, 2011, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

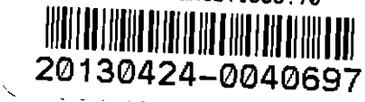
BEING THE SAME PROPERTY CONVEYED TO SHANE PADGETT MORRIS BY WARRANTY DEED FROM SHELBY H. WHITE AND WIFE, MELANIE D. WHITE OF RECORD AT INSTRUMENT NO. 20041122-0139622, DATED NOVEMBER 19, 2004 AND RECORDED ON NOVEMBER 22, 2004, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 57, PAGE 66; INSTRUMENT NUMBER 20050321-0030628, 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 1502 Ordway Pl, Nashville, Tennessee 37206
(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:T20130033609 DEEDWARR
Recvd: 04/24/13 13:14 2 pgs
Fees:13.00 Taxes:1335.70



20130424-0040697

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

Megan Roberts

Megan Roberts

Matthew Roberts by Megan Roberts as attny in fact

Matthew Roberts by Megan Roberts as Attorney in Fact

STATE OF TN

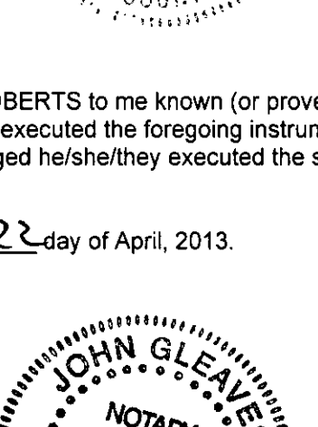
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN ROBERTS, 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 22 day of April, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)



STATE OF TN

COUNTY OF Davidson

Before me personally appeared MEGAN ROBERTS 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 MATTHEW ROBERTS and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW ROBERTS.

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

Notary Public
My Commission Expires: 5-2014

(SEAL)

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