WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035621 DEEDWARR
Recvd: 04/30/13 14:44 2 pgs
Fees:13.00 Taxes:554.63

20130430-0043135

R-VRES-13-752

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 25th 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
Allison F. Wills	SWBC Mortgage Corporation (NAME)	
752 Spence Enclave Ln (ADDRESS)	9311 San Pedro Avenue #100 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	San Antonio, TX 78257 (CITY) (STATE) (ZIP)	094-16-0E-038.00

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, I/we MICHELLE BENNETT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLISON WILLS, UNMARRIED, AND WILLIAM L. PASCHAL, 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. 38 ON THE PLAN OF SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20061115-0141672 AND AMENDED IN INSTRUMENT NO. 20061117-0142842, INSTRUMENT NO. 20061213-0153595, INSTRUMENT NO. 20080222-0017508, INSTRUMENT NO. 20080423-0041404, INSTRUMENT NO. 20080507-0047102, INSTRUMENT NO. 20100427-0031915, INSTRUMENT NO. 20100428-0032407 AND INSTRUMENT NO. 20121116-0105801, 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 MICHELLE BENNETT BY DEED FROM RJ YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ALSO KNOWN AS R.J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20110518-0038137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 29, 2011 AND RECORDED ON MAY 18, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20061115-0141672 AND AMENDED IN INSTRUMENT NO. 20061117-0142842, INSTRUMENT NO. 20061213-0153595, INSTRUMENT NO. 20080222-0017508, INSTRUMENT NO. 20080423-0041404, INSTRUMENT NO. 20080507-0047102, INSTRUMENT NO. 20100427-0031915, INSTRUMENT NO. 20100428-0032407 AND INSTRUMENT NO. 20121116-0105801; BOOK 437, PAGES 45, AND 54; BOOK 1814, PAGE 594 AND 597, AND BOOK 2026, PAGE 616; BOOK 722, PAGE 271; BOOK 5015, PAGE 699; BOOK 2704, PAGE 419, BOOK 7672, PAGE 112; BOOK 5666, PAGE 656, BOOK 5451, PAGE 769; BOOK 5451, PAGE 769; INSTRUMENT 200512190151715; INSTRUMENT 200804090035677; INSTRUMENT 200602100016418 AND INSTRUMENT 200602100016424; INSTRUMENT 200901070001684, 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 752 Spence Enclave Ln, Nashville, Tennessee 37210
(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.

Witness my/our hand(s) this 24th day of April, 2013.

Michelle Bennett

Michelle Bennett

STATE OF Tennessee
COUNTY OF Davidson

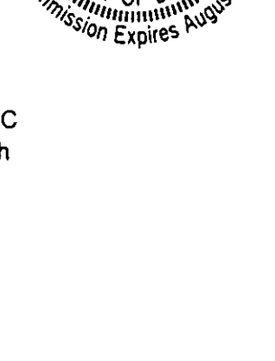
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Bennett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)



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