167,500

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130046807 DEEDWARR
Recvd: 06/05/13 09:43 2 pgs
Fees: 13.00 Taxes: 619.75

20130605-0056834

R-VRES-13-520

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Matt A. Read
Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE 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
Matthew Arthur Read	SWBC Mortgage Corporation	
520 Madison Street (ADDRESS)	9311 San Pedro Avenue, Suite 100 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	San Antonio, TX 78257 (CITY) (STATE) (ZIP)	082-13-0D-104.00

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 HAROLD G. MCNEIL, III, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW ARTHUR READ, MARRIED AND ARTHUR EDWIN READ, MARRIED, 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 UNIT 104, GERMANTOWN MADISON SQUARE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20061019-0129740, AS AMENDED IN INSTRUMENT NO. 20110509-0035408, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HAROLD G. MCNEIL, III, AN UNMARRIED MAN BY DEED FROM GERMANTOWN MADISON SQUARE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20100406-0025548, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 2, 2010 AND RECORDED ON APRIL 6, 2010.

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 20061019-012970, AS AMENDED IN INSTRUMENT NO. 20110509-0035408; BOOK 9183, PAGE 130; BOOK 11625, PAGE 280; INSTRUMENT NUMBER 20060912-0113067; INSTRUMENT NUMBER 20060929-0120772; PLAT BOOK 10, PAGE 604; INSTRUMENT NUMBER 20061220-0156745; INSTRUMENT NUMBER 20061214-0154052, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID EMILY JEAN MCNEIL JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 520 Madison Street, Nashville, Tennessee 37208
(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 3rd day of June, 2013.

Harold G. McNeil, III

Emily Jean McNeil

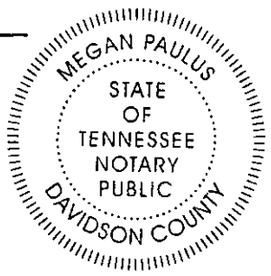
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD G. MCNEIL, III AND EMILY JEAN MCNEIL, 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 3rd day of June, 2013.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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