WARRANTY DEED

G-PP-13-1000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(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 NUMBER
Charles D. Alexander	Sumner Bank & Trust	
68 Harriet Street, Unit 13 (ADDRESS)	780 Browns Lane (NAME) (ADDRESS)	
San Francisco, CA 94103 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	83-2-131.00

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, we KEVIN P. O'ROURKE AND WIFE, BRENDA K. O'ROURKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES D. ALEXANDER, A SINGLE PERSON AND RONALD C. SNITKER, A SINGLE PERSON, 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 59, MAP SHOWING SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS NO. 13, 14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 12, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KEVIN P. O'ROURKE AND WIFE, BRENDA K. O'ROURKE BY WARRANTY DEED FROM JONATHAN JONES AND WIFE, WHITNEY JONES, RECORDED ON THE 5TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110405-0026011, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 12 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1000 North 16th Street, 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:T20130051071 DEEDWARR
Recvd: 06/18/13 10:17 2 pgs
Fees:13.00 Taxes:1702.00
20130618-0062016

Witness my/our hand(s) this 12th day of June, 2013.

Kevin P. O'Rourke by Brady O'Rourke,
Attorney in Fact

Brenda K. O'Rourke by Brady O'Rourke,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared BRADY O'ROURKE 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 KEVIN P. O'ROURKE AND BRENDA K. O'ROURKE and who acknowledged they executed the same as the free act and deed of the said KEVIN P. O'ROURKE AND BRENDA K. O'ROURKE.

Witness my hand and official seal, this the 12th day of June, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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