BILL GARRETT, Davidson County
Trans:T20130054825 DEEDWARR
Recvd: 06/28/13 08:48 2 pgs
Fees:13.00 Taxes:1221.00

20130628-0066463

WARRANTY DEED

R-VRES-13-2012

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

MARY FRANCES RUDY
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
Zachary Caro	SWBC Mortgage	
2012 Sweetbriar Avenue	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) San Antonio, TX 78216	104-15-0-441.00
(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 SUSAN W. CARO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY CARO AND ANNA MCGARY, BOTH 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 NOS. 8 AND 27-C ON THE PLAN OF THE RESUBDIVISION OF THE T.W. CRUTCHER & COMPANY'S PLAT OF JACOB HOSTETTLER'S SUBDIVISION OF LOTS NOS. 1, 2 AND 3 OF THE BAIN TRACT, AS OF RECORD IN PLAT BOOK 843, PAGE 71, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 8 AND 27-C, DESCRIBED TOGETHER, FRONT 60 FEET ON THE NORTHERLY SIDE OF SWEETBRIER AVENUE AND RUN BACK 249 FEET 4 INCHES ON THE WESTERLY LINE AND 250 FEET 2 INCHES ON THE EASTERLY LINE TO A DEAD LINE AND MEASURES 60 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THE PROPERTY SOLD TO LEO F. RABY OF RECORD IN BOOK 4861, PAGE 888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27-C AND THE NORTHERLY 10 FEET OF LOT NO. 8, ON THE PLAN OF T.W. CRUTCHER & COMPANY'S PLAT OF JACOB HOSTETTLER'S SUBDIVISION OF LOTS NO. 1, 2 AND 3 OF THE BAIN TRACT AS OF RECORD IN BOOK 843, PAGE 71.

BEGINNING AT A POINT BEING THE COMMON CORNERS OF LOTS NOS. 27-B AND 27-C; THENCE WITH A LINE BETWEEN THE SAME SOUTH 1 DEGREE 55' WEST 75.74 FEET TO A POINT; THENCE SOUTH 2 DEGREES 59' WEST 10.25 FEET TO A POINT; THENCE SOUTH 86 DEGREES 57' EAST 60 FEET TO A POINT; THENCE NORTH 2 DEGREES 59' EAST 10.5 FEET TO A POINT; THENCE NORTH 1 DEGREE 56' EAST 76.5 FEET TO A POINT; THENCE NORTH 87 DEGREES 56' WEST 60.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SUSAN W. CARO BY QUITCLAIM DEED FROM DAVID A. CARO OF RECORD AT INSTRUMENT NO. 20050810-0094705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 29, 2005 AND RECORDED ON AUGUST 10, 2005.

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 843, PAGE 71, 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 2012 Sweetbriar Avenue, Nashville, Tennessee 37212
(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 20th day of June, 2013.

Susan W. Caro

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan W. Caro, 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 20th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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