171,000.00

WARRANTY DEED

R-VRES-13-1023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$171,000.00~~

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: January 2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON MARY FRANCES RUDY

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
Ruben Juarez	SWBC Mortgage	
1023 Seymour Avenue (ADDRESS)	9311 San Pedro Ave., Ste. 100 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	083-05-0-438.00

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 JOSEPH ROBERTSON AND SARA ROBERTSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUBEN JUAREZ, AN UNMARRIED MAN, 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. 6 ON THE PLAN OF JOHN HOBSON'S ADDITION OF RECORD IN PLAT BOOK L, PAGE 363, CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF SEYMOUR AVENUE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CHARLES ALLEN TANKELEY BY DEED FROM HENRY A. STEVENS AND WIFE, OF RECORD IN BOOK 1417, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE EASTWARDLY 62.5 FEET TO A POINT; THENCE NORTHWARDLY 164.5 FEET TO A POINT; THENCE WESTWARDLY 62.5 FEET TO A POINT; THENCE SOUTHWARDLY 164.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH ROBERTSON AND WIFE, SARA ROBERTSON BY DEED FROM ROBERTSON RENTALS, LLC OF RECORD AT INSTRUMENT NO. 20080528-0054250, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2008 AND RECORDED ON MAY 28, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN THE PLAN OF RECORD IN PLAT BOOK L, PAGE 363, CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE ; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1023 Seymour Avenue, 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:T20130054886 DEEDWARR
Recvd: 06/28/13 09:41 2 pgs
Fees:13.00 Taxes:632.70

20130628-0066531

Witness my/our hand(s) this 21st day of June, 2013.

Joseph Robertson by Brian Mitchell as attorney in fact

Joseph Robertson by Brian Mitchell as Attorney in Fact

Sara Robertson by Brian Mitchell as attorney in fact

Sara Robertson by Brian Mitchell as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

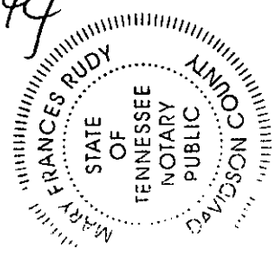
Before me personally appeared BRIAN MITCHELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH ROBERTSON AND SARA ROBERTSON and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH ROBERTSON AND SARA ROBERTSON.

Witness my hand and official seal, this the 21st day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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