WARRANTY DEED



State of Tennessee G#25125-2
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$402,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2013.

Notary Public

My commission expires: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin Wells Lassiter and Anna Grace Lassiter	SWBC MORTGAGE CORP.	**10415010800**
2601 Sunset Place	9311 SAN PEDRO AVE, SUITE 100	
Nashville, TN 37212	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gail Goodwin and spouse, Darryl Slattengren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Wells Lassiter and Anna Grace Lassiter, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 21 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly side of Sunset Place, said point being 650 feet, more or less, from the corner of Natchez Trace and Sunset Place, said lot fronts 50 feet on the southerly side of Sunset Place and runs back between parallel lines 160.5 feet to a line in the rear which measures 50 feet thereon.

BILL GARRETT, Davidson County
Trans:T20130059646 DEEDWARR
Recvd: 07/12/13 14:48 3 pgs
Fees:18.00 Taxes:1487.40
20130712-0072451

BEING the same property conveyed to Gail Goodwin by Special Warranty Deed dated May 12, 2004, from Citifinancial Mortgage Loan Corporation of record in Instrument No. 20040521-0059739, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

NO boundary survey was made at the time of this conveyance, with the legal description being the same as the previous Deeds of record.

DARRYL Slattengren, spouse of the above named Gail Goodwin, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This is improved property, known as: **2601 Sunset Place, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 8th day of **July, 2013.**

Gail Goodwin

Darryl Slattengren

STATE OF Montana)

COUNTY OF Flathead)

Personally appeared before me, a Notary Public of said County and State, **Gail Goodwin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Whitefish (City), Montana (State), this 8 day of **July, 2013.**

Notary Public

My Commission Expires: June 23, 2016

BRENDA GUILTNER NOTARIAL SEAL STATE OF MONTANA

BRENDA GUILTNER
NOTARY PUBLIC for the State of Montana
Residing at Columbia Falls, Montana
My Commission Expires June 23, 2016

STATE OF Montana)

COUNTY OF Flathead)

Personally appeared before me, a Notary Public of said County and State, **Darryl Slattengren,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Whitefish (City), Montana (State), this 8 day of **July, 2013.**

Brenda Guiltner
Notary Public

BRENDA GUILTNER NOTARIAL SEAL STATE OF MONTANA

BRENDA GUILTNER
NOTARY PUBLIC for the
State of Montana
Residing at Columbia Falls, Montana
My Commission Expires
June 23, 2016

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