WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20130060463 DEEDWARR
Recvd: 07/16/13 11:04 2 pgs
Fees:13.00 Taxes:1202.50

20130716-0073379

G-VRES-13-4002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olivia A. Golchi	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**91-16-338.00**
4002 Nevada Avenue	**9311 San Pedro Ave., Ste 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Antonio, TX 78216**	
(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 **CAROLINE ANDERSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **OLIVIA A. GOLCHI, 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 LOT 29, PHILIP S. STUMP RESERVED TRACT, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 2, PAGE 78 (CHANCERY COURT), 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 CAROLINE ANDERSON BY WARRANTY DEED FROM LOUIS C. CHANATRY AND WIFE, RITA G. CHANATRY, RECORDED ON THE 30TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070330-0038408, 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 2, PAGE 78, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESEE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **4002 Nevada Avenue Nashville, Tennessee 37209**
(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 12th day of July, 2013.

Caroline Anderson by Doug Tommie, Attorney in Fact

Caroline Anderson by Doug Tommie, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared DOUG TOMMIE 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 CAROLINE ANDERSON and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLINE ANDERSON.

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

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Notary Public
My Commission Expires: _____

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212