RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133364

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130070014 DEEDWARR
Recvd: 08/14/13 12:44 2 pgs
Fees:13.00 Taxes:416.25
20130814-0085384

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

AFFIANT Leslie Hayside

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Phillip Gates 3222 Moorewood Nashville, TN 37027	SWBC Mortgage 9311 San Pedro, Ste 100 San Antonio, TX 78216	05014026800

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand Five Hundred and 00/100 Dollars ($112,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DORIS BRINKLEY MERRIWEATHER, A WIDOW**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW PHILLIP GATES, SINGLE**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot #224 on the plan of Parkwood Estates, Section 2, of record in Plat book 3300, Page 5, and amended in Book 3281, Page 534, 535 and 536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Prentice W. Merriweather and wife, Doris Brinkley Merriweather, by Warranty Deed from Robert Alvan Bell, Jr. and wife, Leslie S. Bell, dated 7/28/1978, recorded 8/4/1978, of record in Book 5319, Page 958, in the Register's Office for Davidson County, Tennessee. The said Prentice W. Merriweather having since died on March 28, 2007, title to the property passed to Doris Brinkley Merriweather as surviving tenant by the entirety.

This is improved more commonly known as 3222 Moorewood, Nashville, TN, 37027.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of August, 2013.

Doris Brinkley Merriweather
DORIS BRINKLEY MERRIWEATHER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Doris Brinkley Merriweather, 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 seal, this the 7 day of August, 2013.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY