This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $229,900.00.

Affiant

Subscribed and sworn before me this the 28th day of August, 2013.

Notary Public
My commission expires: 9-8-13

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130075577 DEEDWARR
Recvd: 09/03/13 08:44 2 pgs
Fees:13.00 Taxes:850.63
20130903-0092087

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Anderson 947 Russell Street Nashville, TN 37206	SWBC Mortgage Corporation 9311 San Pedro Ave , Ste100 San,Antonio, TX 78216	82-12-382

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAY A. REAGON AND WIFE, SUSAN R. REAGON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS ANDERSON, AN UNMARRIED MAN AND AMANDA RODDY, AN UNMARRIED *** WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: *** As Tenants in Common with Rights of Survivorship

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Payne's Addition to Edgefield, of record in Book 21, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the northerly margin of Russell Street and runs back between parallel lines 170 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Ray A. Reagon and wife, Susan R. Reagon, as tenants by the entirety, by Quitclaim Deed from Robert F. Spann, Trustee, dated December 17, 2001, of record in Instrument No. 20011227-0142586, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert F. Spann, Trustee, by Quitclaim Deed from Ray A, Reagon and wife, Susan R. Reagon, dated December 27, 2001, of record in Instrument No. 20011227-0142586, Register's Office for Davidson County, Tennessee.

And furthermore being the same property conveyed to Ray A. Reagon, a single person, by deed from Metropolitan Development & Housing Agency, dated October 31, 1991, of record in Book 8479, page 170, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 947 Russell Street, Nashville, TN 37206.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of August, 2013.

Ray A Reagon

Susan R Reagon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray A Reagon and Susan R Reagon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2013.

My commission expires: 6/26/2016

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY