THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Gabriel Anthony Rodarte
3609 Brush Hill Court
Nashville, TN 37216
SEND TAX BILLS TO:
SWBC Mortgage Corporation
9311 San Pedro, Suite 100
San Antonio, TX 78216

BILL GARRETT, Davidson County
Trans:T20130078098 DEEDWARR
Recvd: 09/10/13 08:00 4 pgs
Fees:23.00 Taxes:647.50
20130910-0095210

WARRANTY DEED

(Map 062-13-0, Parcel 18.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ELLEN P. BLANTON, unmarried, BEVERLY OAKES SMITHSON, married, and MURIEL OAKES BROWN, married, and CYNTHIA G. OAKES a/k/a CYNTHIA OAKES CANTER, married, and BARBARA OAKES BALDWIN, married**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **GABRIEL ANTHONY RODARTE and REBEKAH ANN RODARTE, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 7, on the Map of Subdivision of part of Lot 28 in Riverwood Subdivision, according to plat and survey of same appearing of record in Plat Book 843, page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Said Lot No. 7 fronts 60 feet on the northerly side of Brush Hill Court and extends back between lines 246 feet on the westerly side and 250 feet on the easterly side to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to Muriel Oakes Brown, Beverly Oakes Smithson, Cynthia G. Oakes and Barbara Oakes Baldwin, by Quitclaim Deed from Ellen P. Oakes Blanton, dated March 6, 1987, of record in Book 7167, page 297, in the Register's Office of Davidson County, Tennessee. Ellen P. Blanton being conveyed a life estate interest in said property of record in Instrument No. 20001016-0102317, in said Register's Office. Ellen P. Blanton and Ellen P. Oakes Blanton is the same person.

This is not now nor has it ever been the principal residence of Beverly Oakes Smithson, Barbara Oakes Baldwin, Cynthia Oakes Canter and Muriel Oakes Brown.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 843, page 11, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3609 Brush Hill Court, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 5 day of Sept, 2013.

Ellen P. Blanton
by Beverly Oakes Smithson, Her Attorney in Fact

ELLEN P. BLANTON
By: Beverly Oakes Smithson, Her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Oakes Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Ellen P. Blanton, and acknowledged that she executed the same as the free act and deed of the said Ellen P. Blanton for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. ~~20070904094886 in~~ the Register's Office of Davidson County, Tennessee. 20130910-0095206

Witness my hand and official seal, this the 5th day of September, 2013.

Notary Public

My Commission Expires: **AUGUST 16, 2014**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Beverly Oakes Smithson
BEVERLY OAKES SMITHSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Oakes Smithson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of September, 2013.

Notary Public

My Commission Expires: **AUGUST 16, 2014**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Muriel Oakes Brown
by Beverly Oakes Smithson, Her Attorney in Fact

MURIEL OAKES BROWN
By: Beverly Oakes Smithson, Her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Oakes Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Muriel Oakes Brown, and acknowledged that she executed the same as the free act and deed of the said Muriel Oakes Brown for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. _____, in the Register's Office of Davidson County, Tennessee. ~~20130909-0094807~~ 20130910-0095207

Witness my hand and official seal, this the 5th day of September, 2013.

Notary Public

My Commission Expires: **AUGUST 16, 2014**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Barbara Oakes Baldwin
by Beverly Oakes Smithson, Her Attorney in Fact

BARBARA OAKES BALDWIN
By: Beverly Oakes Smithson, Her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Oakes Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Barbara Oakes Baldwin, and acknowledged that she executed the same as the free act and deed of the said Barbara Oakes Baldwin for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. _____, in the Register's Office of Davidson County, Tennessee. ~~20130909-0094808~~ 20130910-0095208

Witness my hand and official seal, this the 5th day of September, 2013.

Notary Public

My Commission Expires: **AUGUST 16, 2014**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Cynthia Oakes Canter
by Beverly Oakes Smithson, Her Attorney in Fact

CYNTHIA OAKES CANTER,
By: Beverly Oakes Smithson, Her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Oakes Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Cynthia Oakes Canter, and acknowledged that she executed the same as the free act and deed of the said Cynthia Oakes Canter for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. _____, in the Register's Office of Davidson County, Tennessee. ~~20130909 0074809~~ 20130910-0095209

Witness my hand and official seal, this the 5th day of September, 2013.

Notary Public

My Commission Expires: AUGUST 16, 2014
(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Beverly Oakes Smithson
Affiant

Subscribed and sworn to before me this 5 day of September, 2013.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 20130422