BILL GARRETT, Davidson County
Trans:T20130081604 DEEDWARR
Recvd: 09/20/13 10:00 2 pgs
Fees:13.00 Taxes:595.33
20130920-0099181

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,900.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Livingston, IV, unmarried, and George E. Livingston, III and Lori A. Livingston, husband and wife; all as Tenants in Common with the Right of Survivorship	SWBC Mortgage Corporation	08405005300
	(NAME)	
821 Rose Park Drive	9311 San Pedro Avenue, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Karen L. Sircy a/k/a Karen T. Sircy a/k/a Karen Tune a/k/a Karen T. McGrath. married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George E. Livingston, IV, unmarried, and George E. Livingston, III and Lori A. Livingston, husband and wife; all as Tenants in Common with the Right of Survivorship, hereinafter called the Grantees, 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 NO. 26 ON THE PLAN OF SECTION I, ROSE ESTATES, OF RECORD IN BOOK 3600, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONTS 64 FEET ON THE EASTERLY SIDE OF ROSE PARK DRIVE, AND EXTENDS BACK 165.03 FEET ON THE NORTHERLY LINE AND 182 FEET ON THE SOUTHERLY LINE TO A DEAL LINE IN THE REAR ON WHICH IT MEASURES 105.94 FEET.

BEING THE SAME PROPERTY CONVEYED TO LARRY SIRCY AND KAREN L. SIRCY BY DEED FROM KAREN L. SIRCY OF RECORD IN BOOK 9391, PAGE 965, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE INTEREST OF LARRY SIRCY A/K/A J. LARRY SIRCY WAS DIVESTED FROM LARRY SIRCY A/K/A J. LARRY SIRCY AND VESTED IN KAREN T. SIRCY A/K/A KAREN TUNE BY FINAL DECREE RECORD IN INSTRUMENT NO. 20050307-0024709, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID KAREN TUNE HAVING SINCE MARRIED AND NOW BEING KNOWN AS KAREN T. MCGRATH.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 821 Rose Park Drive, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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

WARRANTY DEED
(Continued)

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 September, 2013.

Karen T. McGrath

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen T. McGrath, married, the herein bargainor(s), 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, this the 12th day of September, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072