WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,900.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 25th day of October, 2013.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 13, 2015

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell R. Moore	SWBC Mortgage Company	171-03-0A
(NAME)	(NAME)	(MAP)
4804 Manassas Drive	9311 San Pedro Ave., Ste. 100	039.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Amy E. Wade, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Russell R. Moore, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section 1A, Fredericksburg, of record in Plat Book 7900, Page 529, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy E. Wade by Warranty Deed from Paul W. Neal and wife, Mary Alice Neal, of record at Instrument No. 20080627-0066530, Register's Office for Davidson County, Tennessee, dated June 09, 2008 and recorded on June 27, 2008.

This property is known as 4804 Manassas Dr., Brentwood TN 37027

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4804 Manassas Drive, Brentwood, Tennessee 37027

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 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.

BILL GARRETT, Davidson County
Trans:T20130092340 DEEDWARR
Recvd: 10/28/13 14:30 2 pgs
Fees:13.00 Taxes:1205.83

20131028-0111996

Witness my/our hand(s) this 25th day of October, 2013.

Amy E. Wade
by Jennifer S Dunlap Attorney in Fact

Amy E. Wade by Jennifer S. Dunlap, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Jennifer S. Dunlap with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Amy E. Wade the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Amy E. Wade.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 25th day of October 2013.

My Commission Expires: 2/23/16

Sherron R. Pearce
Notary Public

SHERRON R. PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY