WARRANTY DEED

R-VRES-13-314

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Drimmer	SWBC Mortgage	
314 Scott Avenue (ADDRESS)	9311 San Pedro Ave., Ste. 100 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	83-2-322.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH R. DOYLE AND JENNIFER J. DOYLE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT DRIMMER, UNMARRIED, hereinafter called the Grantee(s), 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 PART OF LOT #11 ON THE ORIGINAL PLAN OF BROWNSVILLE AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION AND DESCRIBED AS FOLLOWS:

BEGINNING OF THE EASTERLY MARGIN OF SCOTT AVENUE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CHARLES R. LAND BY DEED FROM RUTH MOORE LOTT OF RECORDS IN BOOK 1756, PAGE 481, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY LINE OF SAID LAND PROPERTY EASTWARDLY 200 FEET; THENCE SOUTH 1 DEG. 30' W 120 FEET; THENCE WESTWARDLY 200 FEET TO THE EASTERLY MARGIN OF SCOTT AVENUE; THENCE NORTHWARDLY 115 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH R. DOYLE AND WIFE, JENNIFER J. DOYLE BY WARANTY DEED FROM MARCH EGERTON, A MARRIED PERSON, RECORDED ON THE 13TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061213-0153830, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1942, PAGE 321, PLAT BOOK 21, PAGE(S) 9; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 314 Scott Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130098241 DEEDWARR
Recvd: 11/19/13 10:51 2 pgs
Fees:13.00 Taxes:1613.20
20131119-0119221

Witness my/our hand(s) this 15th day of November, 2013.

Joseph R. Doyle

Jennifer J. Doyle

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH R. DOYLE AND JENNIFER J. DOYLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2013.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903