BILL GARRETT, Davidson County
Trans: T20130100163 DEEDWARR
Recvd: 11/26/13 13:37 2 pgs
Fees: 13.00 Taxes: 640.10
20131126-0121432

WARRANTY DEED

B-VRES-13-1200

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Judy Kallas	SWBC Mortgage	
6152 Villa De Picasso Ave.	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS) Las Vegas, NV 89131	(ADDRESS) San Antonio, TX 78216	061-12-0 131.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROBIN WARREN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUDY KALLAS, MARRIED, 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:

A CERTAIN TRACT OR PARCEL OR LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 49, ON THE PLAN OF EASTDALE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 547, PAGES 29 & 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING ON THE NORTHERLY MARGIN OF RIVERWOOD DRIVE, AT A POINT 144.5 FEET WEST OF THE LINE BETWEEN LOT NOS. 49 AND 50; THENCE NORTH 36 DEGREES 24 MINUTES 20 SECONDS EAST 22.32 FEET TO A POINT; THENCE NORTH 26 DEGREES 06 MINUTES EAST 94.77 FEET TO A POINT IN THE SOUTHERLY MARGIN OF PLYMOUTH AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF SAID AVENUE, SOUTHWESTWARDLY 179.6 FEET TO THE BEGINNING OF A CURVE; THENCE WITH SAID CURVE IN A SOUTHWESTWARDLY AND SOUTHEASTWARDLY DIRECTION, 35 FEET MORE OR LESS, TO A POINT IN THE NORTHERLY MARGIN OF RIVERWOOD DRIVE; THENCE WITH THE NORTHERLY MARGIN OF RIVERWOOD DRIVE EASTWARDLY 140 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBIN D. WARREN, UNMARRIED AND WILMA JEAN CLOONAN, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM MARK M. WARNER, DATED 08/04/2004 AND FILED FOR RECORD ON 08/17/2004 IN INSTRUMENT 20040817-0099429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBIN WARREN, AN UNMARRIED WOMAN BY DEED FROM ROBIN D. WARREN, UNMARRIED AND WILMA JEAN CLOONAN, UNMARRIED, DATED 10/14/2010 AND FILED FOR RECORD ON 10/21/2010 IN INSTRUMENT 20101021-0084261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAN BOOK 547, PAGES 29 AND 30, 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 1200 Plymouth Avenue, Nashville, Tennessee 37216
(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.

Witness my/our hand(s) this 22nd day of November, 2013.

Robin Warren

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN WARREN, 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 22nd day of November, 2013.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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