BILL GARRETT, Davidson County
Trans:T20130100188 DEEDWARR
Recvd: 11/26/13 14:08 2 pgs
Fees:13.00 Taxes:1265.03
20131126-0121472

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Daniel Gilmer Roberge 316 Wilburn Street Nashville, TN 37207	~~New Owner~~ SWBC Mortgage Corporation 9311 San Pedro Ave. #100 San Antonio, TX 78216	082-07-0 130.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anthonio D. Tucker, a married person,** (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **Daniel Gilmer Roberge, an unmarried person,** his heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Described property located in Davidson County, Tennessee, to wit:

The Westerly 20 feet of Lot Number 7 and the Easterly 37 feet of Lot Number 8 in the Humphrey Pierce Addition to Northeast Nashville, as of record in Book 161, Page 20, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots front 57 feet, more or less on the Southerly 150 feet between parallel lines to an alley.

Being the same property conveyed by General Warranty Deed from Timothy R. Bozza and Lennis H. Ray as Fudiciary for Benjamin C. Bozza to Anthonio D. Tucker as recorded on the 3rd day of December, 2012 in Instrument No. 20121203-0110729, in the Register's Office of Davidson County, Tennessee.

The real property described herein is not the primary residence of the Grantor herein, nor his spouse.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 316 Wilburn Street, Nashville, TN 37207.

Said property is conveyed subject to the following matters:

1. 2014 real property taxes, not yet due and payable and subsequent years.
2. All matters shown on plat of record in Plat Book 161, Page 20, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this ____ day of November, 2013.

Anthonio D. Tucker

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $341,900.00.

Affiant

Sworn to and subscribed before me this 25th day of November, 2013.

Notary Public

My Commission Expires:

10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Anthonio D. Tucker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of November, 2013.

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 03/01/2016