WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101715 DEEDWARR
Recvd: 12/04/13 09:34 2 pgs
Fees:13.00 Taxes:366.30
20131204-0123392

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00.**

Affiant

Subscribed and sworn to before me, this the 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
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah Young Worsham	SWBC Mortgage Corporation	**Map 071-16-0 Parcel 266-00**
1122 North 8th Street	9311 San Pedro Avenue #100	
Nashville, TN 37207	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Colin Stroud and Sarah Williams, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Young Worsham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 282 and 283, on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Colin Stroud and Sarah Williams, by Deed from Jennifer Schroeder, dated April 30, 2009, of record in Instrument No. 20090504-0040303, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee; and

2) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1122 North 8th Street, Nashville, TN 37207**

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 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.

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

Colin Stroud

Sarah Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Colin Stroud,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of November, 2013.

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sarah Williams,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of November, 2013.

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.