Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $338,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2013.

Notary Public
My commission expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-1312-38092

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy N. Culpepper 1141 Howard Ave. Nashville TN 37216	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	072-03-0-114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie K. Martin**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amy N. Culpepper, an unmarried woman**, hereinafter called the Grantees, their successors 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 the west one-half of Lot No. 166, on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot fronts 50 feet on the north side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Stephanie K. Martin, unmarried, by deed from East Egg Ventures, LLC, a Tennessee Limited Liability Company, dated June 15, 2007, recorded June 22, 2007, of record in Instrument No. 20070622-0075090, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1141 Howard Ave., Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20130106454 DEEDWARR
Recvd: 12/23/13 11:41 2 pgs
Fees:13.00 Taxes:1250.60

20131223-0129238

WITNESS my hand this 17th day of December, 2013.

Stephanie K. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie K. Martin , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of December, 2013.

State of Tennessee at Large

My Commission expires: 3/4/15.

