WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140000852 DEEDWARR
Recvd: 01/06/14 10:34 2 pgs
Fees:13.00 Taxes:495.80

20140106-0001092

R-VRES-13-1310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF Jan, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUDY BIZZARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires October 18, 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
John R. Erwin	Metropolitan Bank (NAME)	
1310 Sunnymeade Drive (ADDRESS)	3500 Mowood Dr., Ste 501 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Mowood, MS 39232 (CITY) (STATE) (ZIP)	072-04-0 189.00

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, I/we STEPHEN RIBEIRO, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN R. ERWIN, A SINGLE MAN, 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 LOT NO. 54, AND THE EASTERLY ONE HALF OF LOT NO. 53 OF BLOCK "A" ON THE MAP OF SUNNYMEADE SUBDIVISION, AS OF RECORD IN BOOK 974, PAGE 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN RIBEIRO, UNMARRIED BY WARRANTY DEED DATED 02/24/2003 FROM RICHARD PRESTON HALEY AND BONNIE HALEY, HUSBAND AND WIFE OF RECORD IN INSTRUMENT 20030312-0032843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAN BOOK 974, PAGE 57, PLAN BOOK 974, PAGE 56, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN

unimproved ( )
This is improved (X) property, known as 1310 Sunnymeade Drive, 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 2 day of 1, 2014.

Stephen Ribeiro

STATE OF ~~Tennessee~~ RI
COUNTY OF ~~Davidson~~ Bristol

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Ribeiro, 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 .

Notary Public

My Commission Expires: 12/11/15

(Seal)

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