# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010202 DEEDWARR
Recvd: 02/12/14 13:08 2 pgs
Fees:13.00 Taxes:1239.50
20140212-0012504

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

G-VRE-14-618

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Michael J. Stevens** (NAME) | **SWBC Mortgage Corporation** (NAME) | |
| **618 McFerrin Avenue** (ADDRESS) | **9311 San Pedro Avenue, Suite 100** (ADDRESS) | **082-08-0-271.00** |
| **Nashville, TN 37206** (CITY) (STATE) (ZIP) | **San Antonio, TX 78216** (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DAVID WILSON AND KORTNEY WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL J. STEVENS AND RACHEL E. STEVENS, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF F. O. BEASLEY'S SUBDIVISION OF THE VAUGHN TRACT OF RECORD IN PLAT BOOK 2, PAGE 105, IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO DAVID WILSON AND KORTNEY WILSON, HUSBAND AND WIFE BY DEED FROM PAUL BOLES, A MARRIED MAN OF RECORD AT INSTRUMENT NO. 20130702-0068094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 1, 2013 AND RECORDED ON JULY 2, 2013. BEING THE SAME PROPERTY CONVEYED TO PAUL BOLES BY DEED FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-67B, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-67B, OF RECORD AT INSTRUMENT NO. 20120425-0035276, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 3/23/2012 AND RECORDED ON 4/25/2012.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 105 CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

This is ( ) **unimproved** ( X ) **improved** property known as **618 McFerrin Avenue Nashville, Tennessee 37206.**

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 7th day of February, 2014.

David Wilson

Kortney Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Wilson and Kortney Wilson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of February, 2014.

Notary Public

My Commission Expires: 5-2014

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212