WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

G-VRES-14-120

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
April Gwynn Pierce	SWBC Mortgage Corporation	
(NAME)	(NAME)	**104-1-F-45.00 CO**
120 36th Avenue North	9311 San Pedro Ave #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio Tx 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **ERIC D. VERBIC AND CHANDRA J. VERBIC, FKA CHANDRA J. VALPUT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **APRIL GWYNN PIERCE, UNMARRIED** 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: (also known as April G. Pierce)

Land in Davidson County, Tennessee, being Unit 45, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Eric D. Verbic and wife, Chandra J. Valput by Warranty Deed from West End Station, LLC, a Tennessee Limited Liability Company, recorded on the 2nd day of December, 2009 in Instrument No. 20091202-0110417, in the Register's Office of Davidson County, Tennessee. The said Chandra J. Valput having since married and now being known as Chandra J. Verbic.

This conveyance is subject to:
- Plat in Plat Book 421, Page(s) 109, said Register's Office.
- Charter in Instrument No. 20080805-0080550, said Register's Office.
- Conditions, covenants, and restrictions in Instrument No. 20070712-0083315, Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, said Register's Office.
- Easement in Instrument No. 20070425-0049073, said Register's Office.
- Easement in Instrument Nos. 20080421-0040206 and 20080505-0046041, said Register's Office.
- Easement in Book 1851, Page 222, said Register's Office.
- Easement in Instrument No. 20081017-0104357, said Register's Office.
- Stormwater Detention Agreements in Instrument Nos. 20070425-0049064 and 20080505-0045999, said Register's Office.
- Application to Combine Parcels at Instrument No. 20070606-0067812, said Register's Office.
- Survey dated June 28, 2007, Cherry Land Surveying, TN RLS No. 1512.
- Easement Agreement at Instrument No. 20131007-0105196, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **120 36th Avenue North, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20140015689 DEEDWARR
Recvd: 03/07/14 10:46 2 pgs
Fees:13.00 Taxes:1202.50
20140307-0019314

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2014.

Eric D. Verbic

Chandra J. Verbic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC D. VERBIC AND CHANDRA J. VERBIC, 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 3rd of March, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122