WARRANTY DEED

STEVEN D. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

G-VRES-14-1334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,300.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

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)
Devan Baldwin and William Baldwin	VOLUNTEER MORTGAGE	
(NAME) **1334 Lischey Avenue**	(NAME) ONE VANTAGEWAY, SUITE E240	**71-15-238.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) NASHVILLE, TN 37228	
(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 **MATTHEW LEBER AND MEGAN MACARAEG, HUSBAND AND WIFE** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEVAN BALDWIN AND HUSBAND, WILLIAM BALDWIN** 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 Lots 37 and 38, PLAT OF THE HIGHLAND CO'S SUBDIVISION, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Matthew Leber to Matthew Leber and Megan Macaraeg, both unmarried as tenants in common with rights of survivorship as recorded on the 18th day of August, 2010 in Instrument No. 20100818-0065390 and Warranty Deed from Spencer E. Rollins, unmarried to Matthew Leber as recorded on the 4th day of May, 2007 in Instrument No. 20070504-0053969, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- All matters set forth on the plat of THE HIGHLAND CO'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1334 Lischey Avenue, Nashville, Tennessee 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 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 hereln 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:T20140016565 DEEDWARR
Recvd: 03/11/14 15:18 2 pgs
Fees:13.00 Taxes:800.31
20140311-0020481

Witness my/our hand(s) this the 7th DAY OF MARCH, 2014.

Matthew Leber

Megan Macaraeg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW LEBER AND MEGAN MACARAEG, 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 7th 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:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212