BILL GARRETT, Davidson County
Trans:T20140021174 DEEDWARR
Recvd: 03/31/14 09:57 2 pgs
Fees:13.00 Taxes:1480.00

20140331-0026088

PREPARED BY: BANKERS TITLE

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2014.

Notary Public
My commission expires: 2/14/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

04-1403-55046

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Lee Holley	SWBC Mortgage Corporation	183-00-0-110.00
322 Battle Road	9311 San Pedro Ave., Suite 100	
Antioch TN 37013	San Antonio, TX 78216	

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, Richard R. Johnson and wife, Amelia Melanson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Lee Holley and Sharon L. Holley, husband and wife, 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 Lot No. 2, on the Plan of Guthrie Subdivision, of record in Book 5800, Page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard R. Johnson and wife, Amelia Melanson by deed from Herman Howard Guthrie, dated September 11, 2006, recorded October 12, 2006, of record in Instrument No. 20061012-0126821, 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 322 Battle Road, Antioch, TN 37013

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.

WITNESS my hand this 27th day of March, 2014.

Richard R. Johnson

Amelia Melanson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard R. Johnson and Amelia Melanson, 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 Smyrna, TN, this 27th day of March, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14