WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021464 DEEDWARR
Recvd: 03/31/14 15:14 2 pgs
Fees:13.00 Taxes:400.16

20140331-0026454

R-VRES-14-5108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,150.00.

Virginia A. Steadman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Virginia A. Steadman	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
5108 Rawlings Road	**9311 San Pedro Ave., Ste. 100**	**02100022600**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**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 **KEVIN CAINE AND CODI CAINE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VIRGINIA A. STEADMAN, AN UNMARRIED WOMAN** 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:

Situated in the 14th Civil District of said County and State and being on the North side of the North section of Bernard Road and beginning at a point in the center of North Bernard Road 250 feet East of Howard Frutiger's corner in Steimle's (now Potters's) line; thence South 89 deg. East 125 feet to a point in the center of said Road; thence due North 175 feet to a point; thence due West 125 feet to a point; thence due South 175 feet to the point of beginning, containing 1/2 acres, more or less.

Being the same property conveyed to Melvin W. Teasley and wife, Peggy Teasley by deed from Howard Frutiger and Agnes Frutiger of record in Book 4499, Page 792, Register's Office for Davidson County, Tennessee. Peggy Teasley having predeceased Melvin W. Teasley. Melvin W. Teasley having since died on May 25, 2011 intestate. Pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-881, Appointing Michael W. Teasley and Marcia K. Webb as Co-Administrators and as Heirs at Law to the Melvin W. Teasley Estate.

Being part of the same property conveyed by Special Warranty Deed from Michael W. Teasley and Marcia K. Webb, Co-Administrators and Heirs at Law of the Melvin W. Teasley Estate to Kevin Caine and wife, Codi Caine as recorded on the 11th day of June, 2012 in Instrument No. 20120611-0050788 and Affidavit of Scrivener's Error Executed Pursuant to T.C.A. 66-24-101 (A) (26) as recorded on the 19th day of June, 2012 in Instrument No. 20120619-0053447, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Any discrepancies, conflicts, or shortages in area or boundary lines, disclosed by survey dated June 26, 2012. prepared by Tommy E. Walker, RLS TN Lic. No. 1465.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5108 Rawlings Road, Joelton, Tennessee 37080**.

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 the 28th DAY OF MARCH, 2014.

Kevin Caine

Codi Caine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN CAINE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2014.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODI CAINE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2014.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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