WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140025600 DEEDWARR
Recvd: 04/16/14 09:33 2 pgs
Fees: 13.00 Taxes: 460.65

20140416-0031657

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Megan Paulos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caitlin Darnaby	SWBC Mortgage Corporation.	06100002203
(NAME)	(NAME)	
509 Ben Allen Road	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(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, I, **Barbara Ambrose , married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caitlin Darnaby , a single female**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows:

Beginning on the easterly margin of Ben Allen Road, 1499 feet from the southwest corner of Lot No. 246 of Maplewood Heights, of record in Book 547, Page 103, Register's Office for Davidson County, Tennessee; running thence northerly 45 feet; thence North 25 deg. 5" East 353 feet; thence South 57 deg. 50" East 70 feet' thence South 29 deg. West 353 feet to the beginning.

Being the same property further conveyed to Barbara Ambrose by Warranty Deed dated 11/26/2013 from Joshua M. Woodruff, unmarried of record in Instrument 201312030123097, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 547, Page 103, said Register's Office.
Joint Driveway Agreement Easement of record in Book 7335, Page 412, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.
All matters shown on the survey dated May 24, 1962 by Stephen A. Draper, Surveyor.
Right-of-Way for Ben Allen Road, as much as therein may lie.
No insurance is afforded as to the exact amount of acreage contained in the property described herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 509 Ben Allen Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 10th day of April, 2014.

Barbara Ambrose

State of Tennessee
County of Williamson

Personally appeared before me Barbara Ambrose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2014.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARNETT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY