WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032905 DEEDWARR
Recvd: 05/12/14 16:10 2 pgs
Fees:13.00 Taxes:1184.00
20140512-0040660

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$320,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of May, 2014

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rachel Bayer Allensworth	SWBC Mortgage Corporation	142-13-0-A-072.00CO
1604 Glenridge Drive	9311 San Pedro, Suite 100	
Nashville, TN 37221	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christopher Nichols and wife, Stephanie Nichols**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rachel Bayer Allensworth and Robert B. Allensworth, III, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 72 on the plan of Final Plat, Riverside, Phase 2, of record in Book 7900, page 656, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Nichols and wife, Stephanie Nichols, by deed from Lee Alexandrow Busch, unmarried, on June 30, 2008, of record in Instrument Number 20080701-0067532, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 7900, page 656, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7405, page 780, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7829, page 703; Book 7185, page 619; and Instrument Number 20040419-0044162, said Register's Office.

This is improved property known as: **1604 Glenridge Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 12, 2014.

Christopher Nichols

Stephanie Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher Nichols and wife, Stephanie Nichols** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY