WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036963 DEEDWARR
Recvd: 05/28/14 09:13 2 pgs
Fees:13.00 Taxes:719.31

20140528-0045569

R-VRES-14-1914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,408.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Jason Ownbey	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
1914 Electric Avenue	**9311 San Pedro Ave., Ste. 100**	**094-02-0-231.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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 **MICHAEL COLLINS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON OWNBEY, AN UNMARRIED MAN** 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 Lot No. 2 on the Plan of Re-subdivision of Lot Nos. 95, 96, and 97, United Electric Railway Property of record in Plat Book 6200, Page 982, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Collins, unmarried by deed from Margaret V. Collins, unmarried of record in Instrument No. 20061121-0144295 Register's Office for Davidson County, Tennessee, dated November 17, 2006 and recorded on November 21, 2006.

Amie Anders-Collins, spouse of Michael Collins, has never resided in the above-described property.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Plan of record in Plat Book 6200, Page 982 and Plan Book 161, page 8, 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: **1914 Electric Avenue, Nashville, Tennessee 37206**.

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 21st DAY OF MAY, 2014.

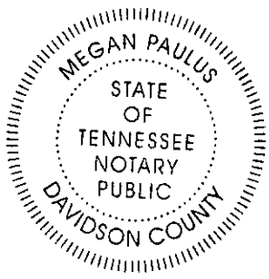
Michael Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL COLLINS, 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 21st of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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