BILL GARRETT, Davidson County
Trans:T20140037009 DEEDWARR
Recvd: 05/28/14 09:49 2 pgs
Fees:13.00 Taxes:1442.63

20140528-0045630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Betty J. Rooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

ADAM TREVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

File No.: AGL-14-419

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Rooker	SWBC Mortgage Corporation	83-2-180.00
(NAME)	(NAME)	
4010 Moss Rose Drive	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/WE, **NEIGHBORHOOD PROPERTIES, LLC**, a Tennessee limited liability company, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BETTY J. ROOKER, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots 113 and 114 on the Plan of E.T. Browns Subdivision of Lots No. 21 to 26 inclusive in the Brownsville addition as of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee, described together with a survey made by Hal R. Swann, Jr. surveyor, January 17, 1959 as follows:

Beginning at the Southwest corner of Scott Avenue and Douglas Avenue as now located;

thence with the Southwesterly margin of Douglas Avenue Northwestwardly 110 feet to the Easterly line of Lot No. 112;
thence with said line Southwardly 110.8 feet on the Northerly margin of an alley;

thence with said alley; thence Eastwardly 100 feet to the Westerly margin of Scott Avenue;

thence with said avenue Northwardly 65.6 feet to the beginning.

Being the same property conveyed by Special Warranty Deed from Household Financial Center Inc. to Lane Wallace, recorded 08/10/2009, in Instrument No. 20090810-0075305, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed from Lane Wallace to Neighborhood Properties, LLC, a Tennessee limited liability company, dated 08/04/2009, recorded 08/10/2009, in Instrument No. 20090810-0075306, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 419 Scott Avenue, Nashville, TN 37206

(House Number) (Street) (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 GRANTEES, 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 23rd day of May, 2014.

Neighborhood Properties, LLC, a Tennessee limited liability company

BY: _____
Lane Wallace, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of May, 2014, before me personally appeared Lane Wallace, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Neighborhood Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of May, 2014.

_____
Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171