WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043451 DEEDWARR
Recvd: 06/19/14 10:27 2 pgs
Fees:13.00 Taxes:1221.00
20140619-0053541

R-VRES-14-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 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
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)
Andre Yovanovitch	SWBC Mortgage Corp	
(NAME)	(NAME)	**083-13-011.00**
413 Lakehurst Drive	**9311 San Pedro Ave., Ste. 100**	
(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 **ANDREW D. MCVAY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDRE YOVANOVITCH, 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 the southerly 40 feet of Lot No. 204 on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 204 fronts 40 feet on the westerly side of South 11th Street (formerly Smith Avenue), and runs back 185.8 feet on the southerly line and 184 feet more or less on the northerly line to an alley measuring 40 feet thereon.

Being the same property conveyed to Andrew D. McVay, unmarried by Warranty Deed from Dan Eaton d/b/a Vintage Builders, of record in Instrument No. 20030828-0125135, Register's Office for Davidson County, Tennessee, dated August 22, 2003 and recorded on August 28, 2003.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Book 21, Page 147, 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: **210 S 11th Street, 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 16th DAY OF JUNE, 2014.

Andrew D. McVay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW D. MCVAY, 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 16th of June, 2014.

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



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