WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/16/18 (AFFIX SEAL)

PAUL F. SOMMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-RP-14-224

THIS INSTRUMENT WAS PREPARED BY
Nashville and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin C. Eisenman and Eileen T. Eisenman	**SWBC Mortgage Corporation**	
(NAME) **224 Orlando Avenue**	(NAME) **9311 San Pedro, Ste. 100**	**91-14-B-13.00 CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **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 **LETTIE A. FOSTER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN C. EISENMAN AND EILEEN T. EISENMAN, HUSBAND AND WIFE** 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 13, PATINA, FIRST REVISION, as shown on plat of record in Instrument No. 20040707-0080650, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lettie A. Foster by Warranty Deed from Nicole Mynatt, unmarried and Marcy Mynatt, unmarried, recorded on the 27th day of June, 2007 in Instrument No. 20070627-0076759, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Plat of of record in Instrument No. 20040707-0080650;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20030930-0144301 and 20070510-0056185;
- By-Laws of record in Instrument Nos. 20070108-0003070 and 20070308-0028897;
- HOA Charter of record in Instrument No. 20030820-0120431;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **224 Orlando Avenue, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20140047116 DEEDWARR
Recvd: 07/02/14 10:02 2 pgs
Fees:13.00 Taxes:1350.50
20140702-0058094

Witness my/our hand(s) this the 26th DAY OF JUNE, 2014.

Lettie A. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LETTIE A. FOSTER, 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 26th of June, 2014.

Notary Public
My Commission Expires: 3/8/16
(SEAL)



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