Warranty Deed

BILL GARRETT, Davidson County Trans:T20140055959 DEEDWARR Recvd: 08/01/14 10:09 2 pgs Fees:13.00 Taxes:1278.35 20140801-0068803	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,500.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2014. Notary Public My commission expires: 10/15/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Olson Kathryn Ryavec	SWBC Mortgage Corporation	
205 Fall Street	9311 San Pedro Ave. Ste. 100	08306017400
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WINSTON V. HARRISON AND WIFE, JULIA T. HARRISON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW OLSON AND KATHRYN RYAVEC, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 6 on the Map of Sneed and Hamilton's Resubdivision of Lots No. 2, 3, 7, 8, 9, 10, 11, 15, 17 and 18 in the First Subdivision of Brownsville, of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 6 fronts 50 feet on the north side of Fall Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Winston V. Harrison and wife, Julia T. Harrison by deed from Lawrence W. Sullivan and wife, Corinne A. Sullivan of record in Instrument No. 20061009-0124934 Register's Office for Davidson County, Tennessee, dated October 5, 2006 and recorded on October 9, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 205 Fall Street, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2014.

Winston V. Harrison

Julia T. Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Winston V. Harrison and Julia T. Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018