Warranty Deed

BILL GARRETT, Davidson County Trans:T20140061142 DEEDWARR Recvd: 08/19/14 10:29 2 pgs Fees:13.00 Taxes:1609.50 20140819-0075095	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $435,000.00. Affiant Subscribed and sworn to before me, this the 14th day of August, 2014. Notary Public My commission expires: 10/18/2016

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:
Suki Mulberg	SWBC Mortgage Corporation	
1715 Holly Street	9311 San Pedro Ave. Ste. 100	08314000800
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, **RICE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUKI MULBERG AND EDUARDO ALTAMIRANO, WIFE AND HUSBAND**, 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 Southerly 158 feet of the Easterly 50 feet of Lot No. 9 on the Plan of Richardson Place Subdivision of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 9 fronts 50 feet on the Northerly side of Holly Street and runs back between parallel lines 158 feet to a dead line.

Being the same property conveyed to Kermit D. Bratten and wife, Arnie Esther Bratten by Deed from James Randals Greer and wife, Robbie M. Greer of record in Book 3847, Page 176, Register's Office for Davidson County, Tennessee, dated December 31, 1964 and recorded on December 31, 1964.

Being the same property conveyed to Rice Property Management, LLC, a Tennessee limited liability company by deed from Arnie Esther Bratten, unmarried of record in Instrument No. 20131015-0107724 Register's Office for Davidson County, Tennessee, dated October 9, 2013 and recorded on October 15, 2013.

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 also known as 1715 Holly 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

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 14th day of August, 2014.

Rice Property Management, LLC, a Tennessee Limited Liability Company

By: Christianna J. Rice
Name: Christianna J. Rice
Title: Authorized Member

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 Christianna J. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Rice Property Management, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2014.



Notary Public

My Commission Expires: