WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061150 DEEDWARR
Recvd: 08/19/14 10:40 2 pgs
Fees:13.00 Taxes:406.63
20140819-0075108

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $109,900.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2014

Notary Public
My Commission expires: 10/15/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kesley Brenden James Page	SWBC Mortgage Corporation	091-06-0-240.00
5513 Louisiana Ave.	9311 San Pedro, Suite 100	
Nashville, TN 37209	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda J. Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto Kesley Brenden **James Page**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1424, Block 22, on the Map of West Nashville, Plan No. 2, as of record in Plat Book #57, Page 172, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marilyn Annette Hickman Clemmons from Wanda June Clemmons Williams by Executrix Deed on July 15, 2009, of record in Instrument Number 20110224-0015326, Register's Office for Davidson County, Tennessee. Further conveyed to Wanda J. Williams from Marilyn Annette Hickman Clemmons by Quitclaim Deed on February 25, 2011, of record in Instrument Number 20110224-0015327, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 172, Register's Office Davidson County, Tennessee.

This is improved property known as: **5513 Louisiana Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 14, 2014.

Wanda J. Williams
Wanda J. Williams

BY:
Andy Maloney, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Andy Maloney**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Wanda J. Williams**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Wanda J. Williams**, the bargainor(s), by the said **Andy Maloney**, as Attorney-in-Fact.

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

_____ My Commission Expires: 1-6-2015
NOTARY PUBLIC

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE