WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067301 DEEDWARR
Recvd: 09/10/14 09:40 2 pgs
Fees:13.00 Taxes:403.30
20140910-0082774

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathie Elaine Adams	SWBC Mortgage Corp	08411004300
(NAME)	(NAME)	
2215 Weona Drive	9311 San Pedro Ave #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **X-It Strategies, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kathie Elaine Adams , an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 293, on the plan of A Subdivision of C.R. Quarles Lands, Maplecrest, as shown on plat of record in Plat Book 1835, Pages 27 and 28, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to John V. Brogden by Warranty Deed dated 07/29/2011 from Brian Meadows and Michael Chestnut of record in Instrument 201108020059258, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to X-it Strategies, LLC, a Tennessee limited liability company by Warranty Deed dated 05/28/2014 from John V. Brogden, a single person of record in Instrument 201405290046112, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 1835, Page 27 and Plat Book 1835, Page 28, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2215 Weona Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 5th day of September, 2014.

X-IT STRATEGIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Craig Stahl
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig Stahl, with whom I am personally acquainted and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is the Authorized Agent of X-It Strategies, LLC, a limited liability company, and that he is authorized by X-It Strategies, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 5th day of September, 2014.

Notary Public
My Commission Expires: 10/30/14

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027