WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067326 DEEDWARR
Recvd: 09/10/14 10:01 2 pgs
Fees:13.00 Taxes:1237.65
20140910-0082790

G-VRES-14-1415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary K. Segebarth	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**082-09-0T-013.00**
1415 4th Avenue North	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**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 **KEITH WILLIAM HAYMAN, A SINGLE MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY K. SEGEBARTH, AN UNMARRIED WOMAN ,** 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 Unit 13 as shown on the plan attached as Revised Exhibit B, Amendment No. 1 to the Declaration of Germantown Station Condominiums, as of record in Instrument 201110200081623, Register's Office for Davidson County, Tennessee, the Declaration of Germantown Station Condominiums of record in Instrument 201008040061209, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith William Hayman, a single man by deed from Germantown Station Homes, LLC of record in Instrument No. 20101221-0101499 Register's Office for Davidson County, Tennessee, dated December 16, 2010 and recorded on December 21, 2010. (Value of consideration shown in aforementioned deed $224,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years a lien, not yet due and payable.
- All matters shown on the Plan attached as Revised Exhibit B , Amendment No. 1 to the Declaration of Germantown Station Condominiums of record in Instrument 201110200081623, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 201008040061209, amended in Instrument 201110200081623, Register's Office for Davidson County, Tennessee.
- Easements in Instrument 200709190111969, Instrument 200709190112010 and Instrument 201006210047868, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 201011190092835, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1415 4th Avenue North , Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 4th DAY OF SEPTEMBER, 2014.

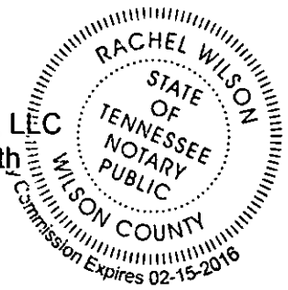
Keith William Hayman by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEITH WILLIAM HAYMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said KEITH WILLIAM HAYMAN.

Witness my hand and official seal, this the 4th of September, 2014.

Notary Public
My Commission Expires: 2/15/16
(SEAL)



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