WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071067 DEEDWARR
Recvd: 09/23/14 10:26 2 pgs
Fees:13.00 Taxes:795.50
20140923-0087137

R-VRES-14-601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Jonathan I. Rios and Kyla Rios	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**042-11-0-079.00**
601 Old Hickory Blvd	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**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 **MWC, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN I. RIOS AND KYLA RIOS, HUSBAND AND WIFE,** 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 Lot No. 1 on the Plan of Resubdivision of Lot No. 27, Blair Heights, Section 2 of record in Plat Book 5190, Page 687, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust, through William D. Conner and Jacqueline P. Conner, Trustees by Quitclaim Deed from William D. Conner and Jacqueline P. Conner of record at Instrument No. 20040123-0009093, Register's Office for Davidson County, Tennessee, dated January 14, 2004 and recorded on January 23, 2004.

Being the same property conveyed to MWC, LLC by deed from Jacqueline P. Conner, Trustee of The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust of record in Instrument No. 20140107-0001511 Register's Office for Davidson County, Tennessee, dated January 3, 2014 and recorded on January 7, 2014. (Value of consideration shown in aforementioned deed $99,611.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 687, 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: **601 Old Hickory Blvd, Madison, Tennessee 37115**.

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 19th DAY OF SEPTEMBER, 2014.

MWC, LLC

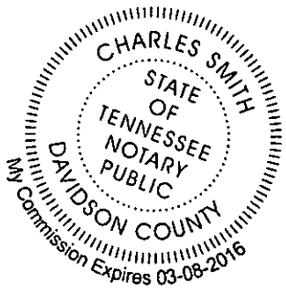
BY: _____
Jeff Maddox
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF MADDOX, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MWC, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of September, 2014.

_____
Notary Public
My Commission Expires: 03/08/16
(SEAL)



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