# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071368 DEEDWARR
Recvd: 09/23/14 15:49 3 pgs
Fees:18.00 Taxes:987.90
20140923-0087530

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Justin C. Belisle | SNBC MORTGAGE CORP. | 07215030200 |
| (NAME) | (NAME) | |
| 1432 Riverside Drive | 9311 SAN PEDRO AVE, SUITE 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | SAN ANTONIO, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 19TH day of Sept., 2014 by and between **IAN MCBRIDE AND ALEXANDRIA RENSCH, HUSBAND AND WIFE,** party of the first part, and **JUSTIN C. BELISLE AND CAROLINE M. CLIPPER, HUSBAND AND WIFE,** party of the second part,

*WITNESSETH*: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 62 and 63 on the plan of Brownsville of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee and being Part of Lot No. 1 on the unrecorded subdivision of Lots 61, 62 and Part of Lot 63 on said plan of Brownsville described according to a survey of John Kohl, dated October 28, 1967, as follows: beginning at a point on the northwesterly margin of Riverside Drive, at a point 133 feet southwest of the southerly margin of McKennell Drive (formerly McKennie Street); thence with said margin of Riverside Drive southwesterly 100 feet to a point; thence westwardly 132.7 feet, more or less, to a point; thence northeastwardly 100 feet to a point; thence eastwardly 132.7 feet, more or less, to the point of beginning.

Being the same property conveyed to Ian McBride and Alexandria Rensch, husband and wife by Warranty Deed dated 08/05/2013 from Kristopher C. Winfrey and wife, Courtney G. Jackson of record in Instrument 201308070082934, Register's Office for Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever. The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit A for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF*, the party of the first part has caused this instrument to be executed the day and year first above written.

IAN MCBRIDE

ALEXANDRIA RENSCH

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named IAN MCBRIDE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of September, 2014.

Commission expires: 11/5/2014

Kristi L. Keith

Notary Public

KRISTI L. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALEXANDRIA RENSCH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of September, 2014

Commission expires: 11/5/2014

Kristi L. Keith

Notary Public

KRISTI L. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# EXHIBIT A

All matters as set forth per Plat Book 21, Page 9, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 750; Book 4113, Page 648; Book 4398, Page 533, and Book 4420, Page 699, said Register's Office.

Right-of-Way for Riverside Drive, as much as therein may lie.