WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

R-VRES-14-7277-253

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)
Sarah Caitlin Anderson	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
7277 Charlotte Pike, Unit 253	**9311 San Pedro Ave, Suite 100**	**114080C07100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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 **JAY B. LINTHICUM, UNMARRIED AND EULETA F. LINTHICUM, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH CAITLIN ANDERSON, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Unit 68 on the Plan of West Park Phase Two as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument #20041221-0151636, on a plan of West Park, Phase Two of record in Instrument #20041112-0136248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jay B. Linthicum, unmarried and Euleta F. Linthicum, unmarried, as joint tenants with rights of survivorship by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 2nd day of February, 2006 in Instrument No. 20060202-0012972, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Matters shown on the plan of WEST PARK, as recorded in Instrument No. 20040304-0024541 and 20041112-0136248, said Register's Office.
- Instruments of record in Instrument No. 20040304-0024541 , as amended by instrument(s) of record in Instrument Nos. 20041221-0151636, 20050222-0018812 and 20060202-0013378, said Register's Office.
- Instrument of record in Deed Book 6301 at Page 684, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record as Instrument Number 20030530-0073233, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas recorded at Instrument No. 20120731-0067330, said Register's Office.
- Boundary Plan recorded at Instrument No. 20040624-0075136, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike, Unit 253, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20140078177 DEEDWARR
Recvd: 10/16/14 15:36 2 pgs
Fees:13.00 Taxes:636.40
20141016-0095761

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2014.

Jay B. Linthicum

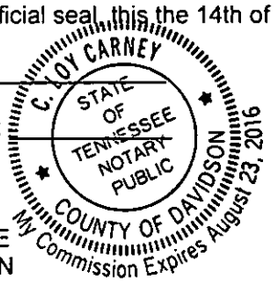
Euleta F. Linthicum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAY B. LINTHICUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

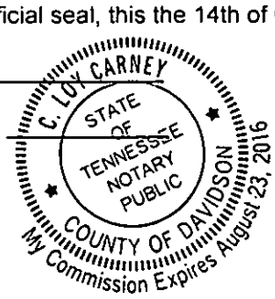


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EULETA F. LINTHICUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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Nashville, TN 37212