WARRANTY DEED

File #14139

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan P. McClure	SWBC Mortgage Corp.	-082-09-0-T-008.00CO
(NAME)	(NAME)	
1425 4th Avenue N	9311 San Pedro Ave, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Travis K. Roberts and wife, Lauren S. Roberts,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan P. McClure, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 8 of Germantown Station Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Germantown Station Condominium of record in Instrument Number 20100804-0061209, as amended in Instrument 20111020-0081623, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Plat of Germantown Station Condominium attached as Exhibit "B" to said amendment to Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration, as amended.

Being the same property conveyed to Travis K. Roberts and wife, Lauren S. Roberts by deed from Germantown Station Homes, LLC, of record in Instrument No. 20110601-0041562, Register's Office for Davidson County, Tennessee, dated May 27, 2011 and recorded on June 01, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes have been paid for 2014 and subsequent years taxes are assumed by the Grantee herein; (3) all matters shown on the Plan of record in Instrument Number 20111020-0081623; Declaration of Germantown Station Condominium, of record in Instrument Number 20100804-0061209, amended in Instrument 20111020-0081623; Charter for Germantown Station Homeowner's Association, Inc. in Instrument 20101119-0092835; Easements in Instrument 20070919-0111969, Instrument No. 20070919-0112010 and Instrument No.20100621-0047868; Condition set out in Quitclaim Deed of record in Instrument Number 20100722-0057467, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1425 4th Avenue N, Nashville, TN 37208

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20140080894 DEEDWARR
Recvd: 10/27/14 15:57 2 pgs
Fees:13.00 Taxes:1221.00
20141027-0099050

Witness my hand this 24th day of October, 2014.

Travis K. Roberts

Lauren S. Roberts

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 Travis K. Roberts and Lauren S. Roberts, the bargainor(s), 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 and seal this 24th, October, 2014

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027