WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,900.00**

Affiant

Subscribed and sworn to before me, this 5th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/31/18
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20140084729 DEEDWARR
Recvd: 11/10/14 10:07 2 pgs
Fees:13.00 Taxes:602.73
20141110-0103492

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Falkum	SWBC Mortgage	119-14-0-018.00
(NAME)	(NAME)	
239 Collier Ave.	9311 San Pedro Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Belmont Holbrook, Jr. and wife, Doris Jean Holbrook**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Falkum, an unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, of Block E on the part of Woodbine Courts, Part 2, not of record of record and described as follows:

Said Lot 17 fronts 75 feet on the south side of Collier Avenue and runs back between parallel lines 155.5 feet to a dead line measuring 75 feet thereon, the northeast corner of said lot being 1104 feet easterly from a monument at the beginning of a curve in the southeasterly intersection corner of Collier Avenue and Simmons Street.

Being the same property conveyed to David Belmont Holbrook Jr. and wife, Doris Jean Holbrook by deed from A. S. Johnson and wife, Fannie Johnson of record in Book 1916, page 306, Register's Office for Davidson County, Tennessee, further conveyed to David Forrest Holbrook and Teresa Holbrook Baese, a one-half (1/2) undivided interest to create tenants in common with rights of survivorship by deed from David Belmont Holbrook Jr. and wife, Doris Jean Holbrook of record in Instrument No. 20070307-0027936 Register's Office for Davidson County, Tennessee, and further conveyed to David Belmont Holbrook, Jr. and wife, Doris Jean Holbrook by Quitclaim Deed from David Forrest Holbrook and Teresa Holbrook Baese, of record in Instrument No. 20141020-0096378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 239 Collier Ave., Nashville, Tennessee 37211

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.

Witness my/our hand(s) this 5th day of November, 2014.

David Belmont Holbrook, Jr.
By David F. Holbrook, Attorney in Fact

Doris Jean Holbrook
By David F. Holbrook, Attorney in Fact

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 David F. Holbrook, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for David Belmont Holbrook, Jr. and Doris Jean Holbrook and that he is authorized by David Belmont Holbrook, Jr. and Doris Jean Holbrook to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, Tennessee, this 5th day of November, 2014.

Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 9/20/17