

STATE OF TENNESSEE 19400
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2014.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Morley Bankston	SWBC Mortgage Corporation
(Name)	(Name)
122 Cottage Place	9311 San Pedro Avenue, Suite 100
(Street Address or Route Number)	(Street Address)
Nashville, TN 37214	San Antonio, TX 78257
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 195020A12200CO

FOR AND IN 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, I/WE, Ryan Leith, an unmarried man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morley Bankston, an unmarried woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Unit No. 54 on the Plan of Cottage Place Condominiums, of record in Book 6250, page 816-823, Register's Office for Davidson County, Tennessee, together with any undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's office, as amended by amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's office and by second amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6616, page 772, said Register's Office.

BEING the same property conveyed to Ryan Leith, an unmarried man, by Warranty Deed from Rodger Stroud and wife, Shelia Stroud, dated August 4, 2014, and filed on August 7, 2014, in Instrument No. 20140807-0071073, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 122 Cottage Place, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 7th day of November, 2014.

Seller

Ryan Leith

BILL GARRETT, Davidson County
Trans:T20140085811 DEEDWARR
Recvd: 11/13/14 15:31 2 pgs
Fees:13.00 Taxes:458.43
20141113-0104971

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Ryan Leith, an unmarried man, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 2014.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

