WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087314 DEEDWARR
Recvd: 11/19/14 16:07 2 pgs
Fees:13.00 Taxes:1110.00
20141119-0106799

Y-VRES-14-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Brendan A. McCarthy and Rachel McCarthy **Susan B Papendieck**	**SWBC Mortgage Corp**	
(NAME) **204 N. 18th Street**	(NAME) **9311 San Pedro Ave., Ste. 100**	**083-10-0-264.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **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 **LAURA IRELAND, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENDAN A. MCCARTHY AND RACHAEL MCCARTHY, HUSBAND AND WIFE AND SUSAN B. PAPENDIECK, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lockeland, Being a Resubdivision of a Part of Lots 85 and 86 on the Plan of Lockeland of record in Plat Book 2854, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wolffpack Sterling, LLC by deed from William P. Wolff of record in Instrument No. 20120831-0078915 Register's Office for Davidson County, Tennessee, dated August 28, 2012 and recorded on August 31, 2012.

Being the same property conveyed to Laura A. Ireland, a single woman by deed from Wolffpack Sterling, LLC of record in Instrument No. 20130128-0008913 Register's Office for Davidson County, Tennessee, dated January 23, 2013 and recorded on January 28, 2013. The said Laura Ireland having since married. The said Todd Boehm joins in to convey any and all marital interest he may have in or to said property.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 2854, Page 77, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 N. 18th Street , Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 18th DAY OF NOVEMBER, 2014.

Laura Ireland

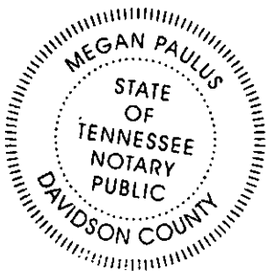
Todd Boehm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA IRELAND AND TODD BOEHM, 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 18th of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212