Send Tax Statements To:

SWBC Mortgage Corporation
9311 San Pedro Ave. Ste. 100
San Antonio, TX 78216

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Brandon J. Puttbrese
921 Ward St
Nashville, TN 37207

Map and Parcel 071-12-0-274.00
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **KENYA L. KILPATRICK AND MARCO L. KILPATRICK, WIFE AND HUSBAND**, has this day bargained and sold and does hereby transfer and convey unto, **BRANDON J. PUTTBRESE, AN UNMARRIED MAN,** their heirs and assigns, forever, that certain parcel of real estate located Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being the Northwesterly part of Lot 9 on the Plan of Dan Leech Subdivision, as of record in Book 1424, Page 70, said Register's Office, described as follows:

Beginning at a point in the West line of said lot, being 20 feet North of the original Southwest corner of said lot; thence with said West line N. 14 deg. 45 min. E. 141 feet to a point at the Northwest corner of said lot; thence with the rear line of same, Eastwardly 60.5 feet to a point 25 feet West of the original Northeast corner of said lot; thence S. 12 deg. 41 min. 3 sec. W. 140 feet to a point; 20 feet North of the Southeast front corner of said lot; thence N. 76 deg. 50 min. W. 70 feet more or less to the point of beginning.

Being the same property conveyed to Kenya L. Kilpatrick and Marco L. Kilpatrick, wife and husband, by deed from Willie Mae Peete, dated July 16, 2001, appearing of record in Instrument Number 20010803-0082889, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 1632, page 161; Plat Amendment of record in Instrument Number 20000905-0087414; Consent Judgment in favor of State of Tennessee to take property of record in Book 4254, page 359; and to any and all matters shown on said plat and survey of record in Plat Book 1424, page 70; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BRANDON J. PUTTBRESE, AN UNMARRIED MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20140093405 DEEDWARR
Recvd: 12/15/14 09:30 2 pgs
Fees:13.00 Taxes:431.42
20141215-0114305

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of December, 2014.

Kenya L. Kilpatrick

Marco L. Kilpatrick

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared **Kenya L. Kilpatrick and Marco L. Kilpatrick,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (Deed of Trust) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 11th day of December, 2014.

NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $116,600.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 11th day of December, 2014.

NOTARY PUBLIC
My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY