WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094384 DEEDWARR
Recvd: 12/17/14 11:06 2 pgs
Fees:13.00 Taxes:1128.50
20141217-0115351

Y-KW-14-1809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (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)
James Scott Schriver and Nita Diane Schlott-Schriver	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
3847 Aberdeen Way	**9311 San Pedro Ave., Ste. 100**	**83-10-312.00**
(ADDRESS)	(ADDRESS)	
Houston, TX 77025	**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 **STEVEN M. LOCKE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES SCOTT SCHRIVER AND WIFE, NITA DIANE SCHLOTT-SCHRIVER,** 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 Lots Nos. 60 and 61 on a part of the plan of Richardson Place Subdivision shown as Chadwell Subdivision, Lockland (owned by Richardson), of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 60 and 61 fronts together 100 feet on the Northerly margin of Woodland Street and extends back between parallel lines 170 feet to a 15-foot alley in the rear.

Being part of the same property conveyed to Steven M. Locke, unmarried by Warranty Deed from James A. Holland, recorded on the 30th day of December, 1997 in Deed Book 10738, Page 170, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 547, Page 135; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1809 Woodland 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 12th DAY OF DECEMBER, 2014.

Steven M. Locke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN M. LOCKE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2014.

Notary Public
My Commission Expires
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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