WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000051 DEEDWARR
Recvd: 01/02/15 09:01 2 pgs
Fees:13.00 Taxes:935.73
20150102-0000070

G-VRES-14-1922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

MEMORIE WHITE
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)
Amy Michele Hardin and Joshua Adam Caviness	SWBC Mortgage Corporation	
(NAME) **1922 Upland Drive**	(NAME) 9311 San Pedro Ave., Ste 100	**72-12-293.00**
(ADDRESS) **Nashville, TN 37216**	(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 **DIANE LAUGHTER AND JON COLBY LAUGHTER, WIFE AND HUSBAND ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMY MICHELE HARDIN AND JOSHUA ADAM CAVINESS, WIFE AND HUSBAND ,** 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 138, BURCHWOOD GARDENS, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diane Laughter and Jon Colby Laughter, wife and husband by Warranty Deed from John Richard Gaddy, unmarried, recorded on the 19th day of November, 2012 in Instrument No. 20121119-0106557, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURCHWOOD GARDENS, SECTION TWO, as recorded in Plat Book 2900, Page(s) 66.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1922 Upland Drive, Nashville, Tennessee 37216**.

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 31st DAY OF DECEMBER, 2014.

Diane Laughter

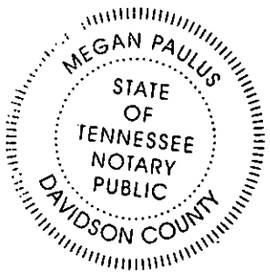
Jon Colby Laughter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE LAUGHTER AND JON COLBY LAUGHTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2014.

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



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212