Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT#12-030037



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLINE P. GREEN	**SWBC MORTGAGE CORPORATION**	**133-01-0-349.00**
(NAME) **425 MCCLELLAN AVENUE**	(NAME) **9311 SAN PEDRO AVENUE, SUITE 100**	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ANDREW TILGHMAN AND WIFE, LINDSEY J. TILGHMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE P. GREEN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being further described as follows:

Being the North 120 feet of Lot No. 16 on Radnor Terrace Subdivision, of record in Book 421, page 58, Register's Office for said County. Said part of said lot fronts 50 feet on the southerly side of Radnor Terrace, formerly McClellan Avenue, and run back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Andrew Tilghman from Meridian Construction Company, LLC, by deed dated June 11, 2007, of record in Instrument No. 20070614-0071326, Register's Office for Davidson County, Tennessee. Attorney's Affidavit of correction dated August 13, 2007, of record in Instrument No. 20070816-0097822, said Register's Office. Being further conveyed to Andrew Tilghman and wife, Lindsey J. Tilghman by Quitclaim Deed from Andrew Tilghman, dated February 12, 2014, of record in Instrument No. 20140212-0012591, said Register's Office, and Affidavit of Scrivener's Error dated December 23, 2014, of record in Instrument No. 20141231-0119183, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Book 421, page 58, said Register's Office; any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **425 MCCLELLAN AVENUE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150007918 DEEDWARR
Recvd: 02/02/15 10:38 2 pgs
Fees:13.00 Taxes:758.50
20150202-0009347

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of January, 2015.

ANDREW TILGHMAN

LINDSEY J. TILGHMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Tilghman and wife, Lindsey J. Tilghman**, the bargainors, 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 at office, this 29th day of January, 2015.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON