WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-15-4225

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)
Mark James Islam	**SWBC Mortgage Corp**	
(NAME) **2423 Halm Avenue**	(NAME) **9311 San Pedro Ave., Ste. 100**	**103-16-0C-607.00-C O**
(ADDRESS) **Los Angeles, CA 90034**	(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 **JAMES K. ROONEY, TRUSTEE OF THE JAMES K. ROONEY REVOCABLE TRUST, DATED MAY 13, 2008**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK JAMES ISLAM, UNMARRIED, AN UNMARRIED MAN**, 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 Unit No. 607 on the Plan of Wellington Arms Condominiums, according to the Master Deed of record in Book 5721, Page 241, amended by Book 5740, Page 897, in the Register's Office of Davidson County, Tennessee, and Plan in Book 5200, Page 316, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James K. Rooney, Trustee of the James K. Rooney Revocable Trust, dated May 13, 2008 by Quitclaim deed from James K. Rooney and wife Carol D. Langstaff of record in Instrument No. 20080723-0075595 Register's Office for Davidson County, Tennessee, dated July 17, 2008 and recorded on July 23, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5721, Page 241, Book 5740, page 897 and amended in Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.
- Charter of Wellington Arms Homeowners Association, Inc. of record in Book 5833, Page 312, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, Page 861, in the 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: **4225 Harding Pike, Apt 607, Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20150013653 DEEDWARR
Recvd: 02/25/15 10:07 2 pgs
Fees:13.00 Taxes:573.50

20150225-0016057

Witness my/our hand(s) this the 18th DAY OF FEBRUARY, 2015.

The James K. Rooney Revocable Trust, dated May 13, 2008

BY: _____
James K. Rooney
Trustee

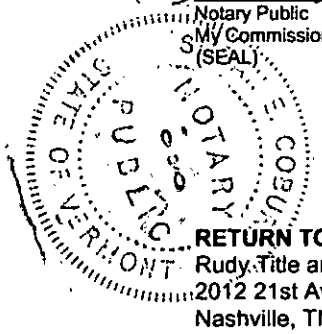
STATE OF ORANGE VERMONT

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES K. ROONEY, TRUSTEE of THE JAMES K. ROONEY REVOCABLE TRUST, DATED MAY 13, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of February, 2015.

Susan E Colburn
Notary Public
My Commission Expires: 2-10-19
(SEAL)



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