WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $151,500.00. AFFIANT Subscribed and sworn to me on the 9th of March, 2015. NOTARY PUBLIC 6/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 15-0045

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Knista Chayangkura 3603 Floral Drive Nashville, TN 37211	~~NEW OWNER~~ SWBC Mortgage Corporation 9311 San Pedro Ave, Ste 100 San Antonio, TX 78216	133-06-0-100.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Meredith E. Nicholson and wife, Phyllis L. Nicholson,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Knista Chayangkura, an unmarried woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled Shady Park, of record Plat Book 2330, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TOGETHER WITH A STREET CLOSING IN ORDINANCE NO. 080-202 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to MEREDITH E. NICHOLSON AND WIFE, PHYLLIS L. NICHOLSON, by Warranty Deed from VIRGINIA A. DIES, of record Book 4501, Page 163, dated May 11, 1971, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated between the parties and assumed by Grantee.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This property is also known as Improved property located at 3603 Floral Drive, Nashville, Tennessee 37211.

BILL GARRETT, Davidson County
Trans:T20150017297 DEEDWARR
Recvd: 03/10/15 12:51 2 pgs
Fees:13.00 Taxes:560.55
20150310-0020403

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on March 9, 2015.

GRANTORS:

Meredith E. Nicholson

Phyllis L. Nicholson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Meredith E. Nicholson and Phyllis L. Nicholson,** with whom I am personally acquainted and who acknowledged that they executed for the purposes therein contained.

Witness my hand this 9th of March, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY