This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $399,900.00.

Affiant

Subscribed and sworn before me this the 9th day of March, 2015.

Notary Public
My commission expires: 1/5/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150018006 DEEDWARR
Recvd: 03/12/15 11:13 2 pgs
Fees:13.00 Taxes:1479.63
20150312-0021235

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jillian Edwards	SWBC Mortgage Corporation	083130O00200CO
1414B Lillian St	9311 San Pedro Ave, Ste 100	
Nashville, TN 37206	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, S & F HOLDINGS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JILLIAN EDWARDS, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 as shown in Declaration of Covenants, Conditions and Restriction for The Homes at 1414 Lillian Street as Exhibit C of record in Instrument No. 201406160052409, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Scruggs by Quitclaim Deed from Phyliss S. Scruggs of record in Book 10836, page 307, Register's Office for Davidson County, Tennessee, dated 3/3/1998 and recorded on 3/13/1998.

Being part of the same property conveyed to S & L Holdings, LLC by Warranty deed from Robert W. Scruggs of record in Instrument No. 201406190053424 Register's Office for Davidson County, Tennessee, dated 6/18/2014 and recorded on 6/19/2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1414B Lillian St, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 9th day of March, 2015.

S & F Holdings, LLC

BY: Authorized Signor
Jason Jones, Authorized Signor

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JASON JONES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the Authorized Signor of the within named bargainor, a LLC, and that HIMSELF, as such Authorized Signor, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said JASON JONES as such Authorized Signor.

Witness my hand and official seal this 9TH day of MARCH, 2015.

My Commission Expires:

1/5/17

Notary Public

