WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021197 DEEDWARR
Recvd: 03/24/15 08:31 2 pgs
Fees:13.00 Taxes:2183.00

20150324-0025039

G-VRES-15-01824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN B. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

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)
Gregory A. Page	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
1824 Wildwood Avenue	**9311 San Pedro, Suite 100**	**117-04-0-F-001.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**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 **PAUL B. CURRAN, JR. AND RONALD M. KELLY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY A. PAGE, A SINGLE PERSON,** 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. A of Rosewood-Wildwood Townhomes, a Horizontal Property Regime with Private Elements, as shown on the Plan attached as Exhibit "B" to the Master Deed and Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20070620-0073878 amended in Instrument No. 20150114-0003944, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the unit.

Being a portion of the same property conveyed to Paul B. Curran, Jr. and Ronald M. Kelly, as tenants in common by Warranty Deed from Elizabeth B. Boyd and Peter Redvers-Lee, wife and husband, of record in Instrument No. 20060407-0040608, Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 07, 2006.

Peggy Curran, spouse of Paul B. Curran, Jr and Mary Kelly, spouse of Ronald M. Kelly join in this conveyance to convey any and all marital interest they may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 24, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and Declaration of Covenants, Conditions and Restrictions for Rosewood-Wildwood Townhomes, establishing a Horizontal Property Regime With Private Elements, of record in Instrument Number 20070620-0073878, Amendment to Master Deed of record in Instrument No. 20150114-0003944, Register's Office for Davidson County, Tennessee, with By-Laws and Charter of Rosewood-Wildwood Townhomes Association, Inc., appended thereto as Exhibits "C" and "E", respectively.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Master Deed and Declaration of Covenants, Conditions and Restrictions for Rosewood-Wildwood Townhomes, of record in Instrument No. 20070620-0073878 amended in Instrument No. 20150114-0003944, in the Register's Office for Davidson County, Tennessee.
- County taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1824 Wildwood Avenue, Nashville, Tennessee 37212**.

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 17th DAY OF MARCH, 2015.

Paul B. Curran, Jr.

Ronald M. Kelly by Mary Kelly, Attorney in Fact

Peggy Curran

Mary Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL B. CURRAN, JR. and PEGGY CURRAN AND MARY KELLY, 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 xecuted the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Kelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD M. KELLY, and who acknowledged she executed the same as the free act and deed of the said RONALD M. KELLY.

Witness my hand and official seal, this the 17th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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