RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150100107

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150023947 DEEDWARR
Recvd: 04/01/15 13:19 2 pgs
Fees: 13.00 Taxes: 499.13

20150401-0028258

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS the 27th day of March, 2015.

Notary Public
Dana S Rosenblatt
My Commission Expires: Commission EE068566
Expires 07/29/2015

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. GILBERT, III 2109 Sanborn Drive Nashville, TN 37214	SWBC Mortgage 9311 San Pedro Ave., Suite 100 San Antonio, TX 78216	095-10-0-048.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK SERAFINE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. GILBERT, III, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 158 on the Plan of Elm Hill Acres, Section No. IV, of record in Plat Book 2331, Page 118, 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 Frank Serafine, by Warranty Deed from Mark D. Morgan and wife, Cynthia E. Morgan, F/K/A Cynthia E. Bower, dated 7/27/12 and recorded 7/31/12 in Instrument No. 20120731-0067345, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2109 Sanborn Drive, Nashville, TN 37210**
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 27th day of March, 2015.

FRANK SERAFINE

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK SERAFINE, UNMARRIED, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Coconut Creek, Florida, this 27th day of March, 2015.

Notary Public State of Florida
Dana S Rosenblatt
My Commission EE098566
Expires 07/29/2015

My Commission Expires:

Notary Public

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122