BILL GARRETT, Davidson County
Trans:T20150024439 DEEDWARR
Recvd: 04/02/15 13:32 2 pgs
Fees:13.00 Taxes:684.50
20150402-0028878

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2015,

Notary Public

MY COMMISSION EXPIRES: 2-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 131 Maple Row Blvd., Suite E500, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mark A. McNeese and Bailey P. McNeese	SWBC Mortgage Corporation	043 05 0 154.00
(NAME)	(NAME)	
715 Brooks Avenue	9311 San Pedro Avenue #700	
(ADDRESS)	(ADDRESS)	
TN Madison 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cody L. Rothwell and Jennifer C. Rothwell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark A. McNeese and Bailey P. McNeese, husband and wife**, 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. 13 of Block A on the Map of Crestview Estates of record in Book 843, page 81, Registers office for said County.

Said Lots adjoin and front together 303 feet on the wsterly side of Brooks Avenue and run back between lines, 156.2 feet on the northerly line of Lot No. 12 and 157.4 feet on the southerly line of Lot No. 14, to a dead line on which they measures 303 feet.

Being the same property conveyed to Cody L. Rothwell and Jennifer C. Rothwell by Warranty Deed from Christi Renee Alexander, Sucessor Trustee of the SAPP Trust, dated March 16, 2000, deed dated January 31, 2014 and recorded February 4, 2014, as Instrument No. 20140204-0009610, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: HND-150984

This is improved ☒ property, known as **715 Brooks Avenue, Madison, TN 37115**

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, has 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 31st of March, 2015.

Cody L. Rothwell

Jennifer C. Rothwell by Cody L. Rothwell, as her Attorney-in-Fact

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Cody L. Rothwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Cody L. Rothwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer C. Rothwell, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of Jennifer C. Rothwell (the principal), for the purposes therein contained.

Witness my hand and seal of office, at office, this 31st day of March, 2015.

My Commission Expires: 2-6-17

NOTARY PUBLIC

File Number: HND-150984