Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0388

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF March, 2015

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Theresa R. Dyer 109 Mockingbird Road Nashville, TN 37205	SWBC Mortgage Coporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	103-12-0-232.00

WARRANTY DEED

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, I/WE,

John G. Menzies and wife, Helen M. Menzies

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theresa R. Dyer, an unmarried woman

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. 8 of Block "B" on the Map of Cherokee Park, of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 60 feet on the westerly side of Mockingbird Road and runs back 163.94 feet on the southerly line and 168.62 feet on the northerly line to a dead line and measures 62 feet thereon.

BEING the same property conveyed to John G. Menzies and wife, Helen M. Menzies, by Warranty Deed from Dorothy Jean Cotton, unmarried, dated 8/31/06 and recorded 9/5/06 in Instrument Number 20060905-0109593, Register's Office for Davidson County, Tennessee.

The execution of this instrument by John G. Menzies and Helen M. Menzies hereby satisfies all the terms and conditions, mandated by all parties, of the Contract for Deed of record in Instrument No. 20130809-0084032, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20150033537 DEEDWARR
Recvd: 05/01/15 15:29 2 pgs
Fees:13.00 Taxes:2035.00
20150501-0039672

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Mockingbird Road, Nashville, TN 37205.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of April, 2015.

John G. Menzies

Helen M. Menzies

STATE OF Georgia
COUNTY OF Pickens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John G. Menzies and Helen M. Menzies** 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 Jasper, Pickens County, GA, this 17th day of April, 2015.

Notary Public
My Commission Expires: 5/19/16

LISA ANGELISANTI NOTARY PUBLIC COMMISSION EXPIRES MAY 19, 2016 PICKENS COUNTY, GEORGIA

(Notary Seal)