Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150044390 DEEDWARR
Recvd: 06/05/15 11:21 2 pgs
Fees:13.00 Taxes:973.10
20150605-0052916

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 263,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2015.

Notary Public

My commission expires: 9/3/16

KYLA E. LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ayne Wallace Nichols **Cory Nichols**	**SWBC MORTGAGE**	**07108030400**
413 Edwin Street	**9311 SAN PEDRO AVENUE,** **SUITE 100**	
Nashville, TN 37207	**SAN ANTONIO, TX 78216**	

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 ACKNOWLEDGE, WE,

David Alexander Quiroz and Julia Christine Nations-Quiroz, husband and wife

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

Ayne Wallace Nichols and Richard C. Nichols, wife and husband

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(s) 74, as shown on the map entitled Joywood, of record in Plat Book 974, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Alexander Quiroz and Julia Christine Nations-Quiroz, husband and wife by Warranty Deed from Rare Earth Properties, A Tennessee general partnership dated 05/06/14 and recorded on 05/16/14 in Instrument No. 20140516-0042083, said Register's Office for said county.

Also being the same property conveyed to Rare Earth Properties, a Tennessee general partnership by Warranty Deed from April Rodriguez and husband, Alexis Rodriguez dated 04/29/13 and recorded on 04/30/13 in Instrument No. 20130430-0043029, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 413 Edwin Street, Nashville, TN 37207.

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 in 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 my/our hand(s) this 2nd day of June, 2015.

David Alexander Quiroz by Erica Allyn, attorney in fact

DAVID ALEXANDER QUIROZ BY
ERICA ALLYN , ATTONEY IN FACT

Julia Christine Nations-Quiroz by Erica Allyn, attorney in fact

JULIA CHRISTINE NATIONS-QUIROZ
BY ERICA ALLYN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **ERICA ALLYN** to me known to be the person who executed the foregoing instrument in behalf of **DAVID ALEXANDER QUIROZ** as **his** Attorney in Fact, and acknowledged that **he** executed the same for the purposes therein contained as the free act and deed of the said **DAVID ALEXANDER QUIROZ .**

Witness my hand, at office, this 2nd day of June, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **ERICA ALLYN** to me known to be the person who executed the foregoing instrument in behalf of **JULIA CHRISTINE NATIONS-QUIROZ** as **HER** Attorney in Fact, and acknowledged that **she** executed the same for the purposes therein contained as the free act and deed of the said **JULIA CHRISTINE NATIONS-QUIROZ.**

Witness my hand, at office, this 2nd day of June, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016