WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045213 DEEDWARR
Recvd: 06/09/15 10:48 2 pgs
Fees:13.00 Taxes:717.80
20150609-0054011

R-VRES-15-27zo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 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)
Andre Maguire Toliver **Margie Jean Toliver and Andre Toliver**	**SWBC Mortgage Corp**	
(NAME) **2725 Cato Ridge Drive**	(NAME) **9311 San Pedro Ave., Ste. 100**	**058-09-0-A-227.00** **CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **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 **JERAMIE MICHAEL BROWN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDRE MAGUIRE TOLIVER, A SINGLE MAN AND MARGIE JEAN TOLIVER AND ANDRE TOLIVER, WIFE AND HUSBAND,** 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 Lot 214, JORDAN RIDGE AT EATON'S CREEK, PHASE 7 - SECTION 2, as shown on plat of record in Instrument No. 20080205-0012163, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Jeramie Michael Brown, unmarried, as recorded on the 18th day of February, 2009 in Instrument No. 20090218-0013646 and Scrivener's Affidavit, as recorded on the 26th day of February, 2009 in Instrument No. 20090226-0016877, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of JORDAN RIDGE AT EATON'S CREEK, PHASE 7 - SECTION 2, as recorded in Instrument No. 20080205-0012163, said Register's Office.
- Restrictive Covenants recorded in Instrument Nos. 200009150092002, 20011025-0117168, 20020828-0103983, 20041229-0153372, 20061120-0143523, 20061120-0143524, 20070905-0106402 and 20110216-0013313, said Register's Office.
- Charter of Homeowners Association recorded at Instrument No. 20011126-0128291, said Register's Office.
- Easement for Sewer/Storm Drainage, recorded in Book 8326, Page 230, said Register's Office.
- Easement for Water Main & Appurtenances, recorded in Book 6255, Page 578, said Register's Office.
- Stormwater Detention Agreements recorded at Instrument Nos. 20060126-0009689, 20070112-0005338, 200010110100954 and 20031010-0150887, said Register's Office.
- Assignment & Assumption of Declarant Rights & Obligations recorded at Instrument No. 20041229-0153373, said Register's Office.
- Scrivener's Affidavit Re: Deed of Trust recorded at Instrument No. 20090226-0016878, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2725 Cato Ridge Drive, Nashville, Tennessee 37218**.

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 28th DAY OF MAY, 2015.

Jeramie Michael Brown

Sarah Norwood Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERAMIE MICHAEL BROWN, the within named bargainor, 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, this the 28th of May, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)

CHARLES SMITH
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, SARAH NORWOOD BROWN, the within named bargainor, 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, this the 28th of May, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)

CHARLES SMITH
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