File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20150048323 DEEDWARR
Recvd: 06/17/15 14:38 2 pgs
Fees:13.00 Taxes:775.15
20150617-0057846

W & I Ref: (DKM) Title No.: 57549
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cristi A. Finn 1429 Bending River Dr. Nashville, TN 37221	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 126-16-A-413.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$209,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitzi A. Sizemore**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cristi A. Finn** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 546 on the Plan of Parkview at Riverwalk, Phase I, a cluster lot development, of record in Instrument No. 20050215-0016985, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mitzi A. Sizemore by Warranty Deed from Rochford Realty and Construction Co., Inc., dated October 23, 2006, recorded October 25, 2006, in Instrument No. 20061026-0133047, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 126160A41300CO;. The Plan, of record in Instrument No. 20050215-0016985, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c; Stormwater Detention Agreement of record in Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240, said Register's Office; Easement granted to U.S. Sprint Communications Company, of record in Instrument No. 20140114-0003778, said Register's Office.

This is improved property, known as 1429 Bending River Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2015

Mitzi A. Sizemore

State of Tennessee

County of Davidson

On this 15th day of June, 2015, before me the undersigned authority, personally appeared Mitzi A. Sizemore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $209,500.00.

Affiant

Sworn and subscribed before me this 16 day of June, 2015.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018