Davidson County DEEDWARR Recvd: 06/23/15 13:54 3 pgs Fees:18.00 Taxes:1098.90 **20150623-0060116**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00 Affiant Subscribed and sworn to before me, this 22nd DAY OF May, 2015. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

BH15-1975

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie M. Gros	Southwest Funding, LP	
1975 Tinnin Road	(NAME) 1619 Galleria Blvd Suite 101	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Brentwood, TN 37027	00700008100
(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, we ROBERT L. BIDDLE AND WIFE, DOROTHY S. BIDDLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE M. GROS AND BEAU GROS, 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 No. 1 on the Plan of Resubdivision of the W. F. Hendricks Property of record in Plat Book 5060, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Wilma Frances Hendricks by Warranty Deed from Zeke Gammel and Fred A. Atkinson, of record in Book 2881, Page 593, Register's Office for Davidson County, Tennessee, dated March 19, 1959 and recorded on March 23, 1959.

The said Wilma Frances Hendricks having since died on or about November 15, 2013, leaving Tiffany Lynn Hall, Jerry Wayne Hendricks, Shellie Denise Dunn and James Earl Hendricks, as her only heirs at law, pursuant to that certain Affidavit of Heirship of record in Instrument No. 20140819-0074985, said Register's Office.

Being the same property conveyed to Robert L. Biddle and wife, Dorothy S. Biddle by General Warranty Deed from Tiffany Lynne Hall, Jerry Wayne Hendricks, Shellie Denise Dunn and James Earl Hendricks, of record in Instrument No. 20140826-0077529, Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 26, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5060, Page 4; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1975 Tinnin Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 22nd day of May, 2015.

Robert L. Biddle by Dorothy S. Biddle attorney in fact
Robert L. Biddle by Dorothy S. Biddle, attorney-in-fact

Dorothy S. Biddle
Dorothy S. Biddle

STATE OF Tennessee
COUNTY OF Davidson

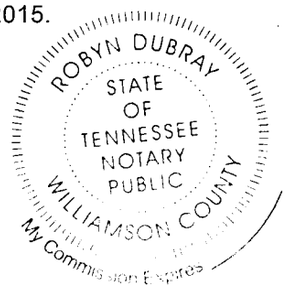
On this the 22nd day of May, 2015, before me personally appeared Dorothy S. Biddle to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of May, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

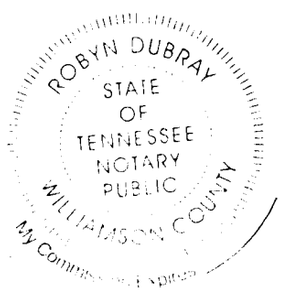
On this the 22nd day of May, 2015, before me personally appeared Dorothy S. Biddle to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert L. Biddle and who acknowledged he/she/they executed the same as the free act and deed of the said Robert L. Biddle.

Witness my hand and official seal, this the 22nd day of May, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

