WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052474 DEEDWARR
Recvd: 06/30/15 11:38 2 pgs
Fees:13.00 Taxes:647.50
20150630-0062978

R-SN-15-1312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

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)
Thomas Oliver McAbee and Carin D. McAbee	**SWBC Mortgage Corp**	
(NAME) **1312 Old Hickory Boulevard**	(NAME) **9311 San Pedro Ave., Ste. 100**	**041-00-0-007.00**
(ADDRESS) **Nashville, TN 37207**	(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 **CHRISTINA ANN GREER AND STEVEN CHRISTOPHER GREER, WIFE AND HUSBAND AND BRUCE KENT HAYS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS OLIVER MCABEE AND CARIN D. MCABEE, HUSBAND AND WIFE,** 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 part of Lot No. 2 on the Map of K.J. Morris, deceased of record in Plat Book 57, Page 49, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Old Hickory Boulevard, at a stake at the Southwest corner of the property of James C.N. Melvin, et al, and running along the Melvin's Westerly line, North 1 degrees 50 minutes East 401 feet more or less to the South line of the property of Cecil Dale; thence along Dale's South line, North 86 degrees 05 minutes West 212 feet to a stake; thence South 1.5 degrees West 335 feet to a stake at the center line of Old Hickory Boulevard; thence South 67 degrees East along said Boulevard 225 feet to the beginning, being 1.7 acres, more or less.

Being the same property conveyed to Christina Ann Greer and Steven Christopher Greer, husband and wife and Bruce Kent Kays and Melanie Jo Hays, husband and wife by Quitclaim deed from Christina Greer, married of record in Instrument No. 20140106-0001185 Register's Office for Davidson County, Tennessee, dated January 2, 2014 and recorded on January 6, 2014. The said Melanie Jo Hays having since died on June 2, 2014, leaving the said Bruce Kent Hays as her surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1312 Old Hickory Boulevard, Nashville, Tennessee 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 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 25th DAY OF JUNE, 2015.

Christina Ann Greer

Steven Christopher Greer by Christina Ann Greer As Attorney In Fact
Steven Christopher Greer by Christina Ann Greer as Attorney in Fact

Bruce Kent Hays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA ANN GREER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Ann Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN CHRISTOPHER GREER, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVEN CHRISTOPHER GREER.

Witness my hand and official seal, this the 25th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE KENT HAYS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212