WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Carla L. W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

R-VRE-15-1125

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)
Alan Cosby	**SWBC Mortgage Corporation**	
(NAME) **1125 Kenwood Drive**	(NAME) **9311 San Pedro Ave, Suite 100**	**061-07-0-287.00**
(ADDRESS) **Nashville, TN 37216**	(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 **ELIZABETH A. TIPTON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALAN COSBY, AN UNMARRIED MAN,** 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 parts of Lot Nos. 1 and 2 of Block "C" on the Plan of Section No. 1 of Jackson Park of record in Plat Book 843, Page 17, in the Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., surveyor, dated August 10, 1948, as follows:.

Beginning at a point on the Northerly margin of Kenwood Drive 23.25 feet Easterly from the Southeast corner of Lot Number 1 on said survey, being also the beginning of a curve; thence around said curve in Northwesterly direction 225.33 feet to the Southwesterly corner of Lot Number 14 on said survey; thence Eastwardly with the Southerly line of said Lot Number 14, 130 feet; thence Southwardly 145 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth A. Tipton by Warranty deed from Ross Cluver and Cora Cluver, husband and wife of record in Instrument No. 20070419-0047121 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on April 19, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 843, Page 17, 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: **1125 Kenwood Drive, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20150057183 DEEDWARR
Recvd: 07/14/15 15:38 2 pgs
Fees:13.00 Taxes:1420.80
20150714-0068696

Witness my/our hand(s) this the 13th DAY OF JULY, 2015.

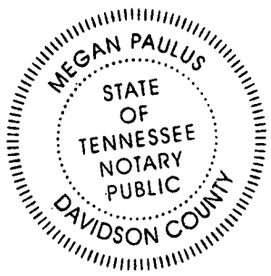
Elizabeth A. Tipton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH A. TIPTON, 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 13th of July, 2015.

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



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