WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-15-8005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Evan D. Hutchings	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
8005 Mandan Drive	**9311 San Pedro Ave., Ste. 100**	**181-03A-352.00CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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 **GEORGE D. THUESEN AND PAMELA C. THUESEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EVAN D. HUTCHINGS, AN UNMARRIED PERSON,** 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. 139 on the Plan of Revision One, Phase Two Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20070720-0086788, 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 the same property conveyed to George D. Thuesen and Pamela C. Thuesen, husband and wife by Warranty Deed from Robert Taeidkashani, unmarried, of record in Instrument No. 20140109-0002328, Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 09, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10752, Page 533, as amended in Instrument No. 20000727-0074152, and made applicable in Instrument No. 20070606-0067790, Register's Office for Davidson County, Tennessee.
- By-Laws of Indian Creek Estates of record in Book 11033, Page 509 and Instrument No. 2000727-0074153, in the Register's Office for Davidson County, Tennessee.
- Charter of Indian Creek Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Easement for family cemetery of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville; Storm Water Detention Agreement of record in Book 10729, Page 380, in the 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: **8005 Mandan Drive, Brentwood, Tennessee 37027**.

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:T20150062570 DEEDWARR
Recvd: 07/30/15 10:06 2 pgs
Fees:13.00 Taxes:888.00
20150730-0075113

Witness my/our hand(s) this the 28th DAY OF JULY, 2015.

George D. Thuesen

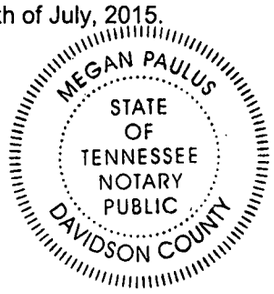
Pamela C. Thuesen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE D. THUESEN, 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 28th of July, 2015.

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

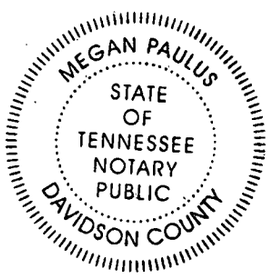


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA C. THUESEN, 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.

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Notary Public
My Commission Expires: 1-9-16
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RETURN TO:
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