This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150103874 DEEDWARR
Recvd: 12/09/15 09:00 2 pgs
Fees:13.00 Taxes:1572.50
20151209-0123753

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael T. & Nora Davis 332 Vaughn Street Nashville, TN 37207	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	082030-40100

THIS INDENTURE, made this 4th day of December, 2015 between

Terri B. Borders, a married person

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michael T. Davis and Nora Davis, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J.M. Easterly's Addition to East Nashville of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Terri B. Borders, a married person by Warranty Deed dated 10/7/14 from East Nashville, LLC of record in Instrument No. 20141010-0094120, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 332 Vaughn Street, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri B. Borders by Lawrence Arnold Borders, III Attorney in fact
Terri B. Borders by Lawrence Arnold Borders, III , Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2015, before me personally appeared Lawrence Arnold Borders, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Terri B. Borders, and who acknowledged that he/she executed the same as the free act and deed of Terri B. Borders.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of December, 2015.

Melissa Heavener My Commission Expires: 7/8/19
Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $425,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of December, 2015.

Melissa Heavener My Commission Expires: 7/8/19
Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019