File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025307 DEEDWARR
Recvd: 03/29/16 14:22 2 pgs
Fees:13.00 Taxes:540.20
20160329-0029569

Y-ZR-16-117-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Conner Davidson	SWBC MORTGAGE CORP	
(NAME)	(NAME)	043-15-0-050.00
117 Randy Road	9311 SAN PEDRO, #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-4143	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELLON AND MANNING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNER K. DAVIDSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 65 on the Plan of Rainbow Terrace, Section V of record in Plat Book 2133, Page 72, 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 Sandra K. Davis Porter and husband Steve W. Porter by Quitclaim deed from Sandra K. Davis, Now Porter of record in Instrument No. 20051010-0122043 Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on October 10, 2005.
Being the same property conveyed to Mellon and Manning, LLC, a Tennessee limited liability company by Warranty deed from Sandra K. Davis Porter and husband Steve W. Porter of record in Instrument No. 20151030-0110695 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 30, 2015.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 2133, Page 72, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2201, Page 631, 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: **117 Randy Road, Madison, Tennessee 37115-4143**.

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 MARCH, 2016.

Mellon and Manning, LLC, a Tennessee limited liability company

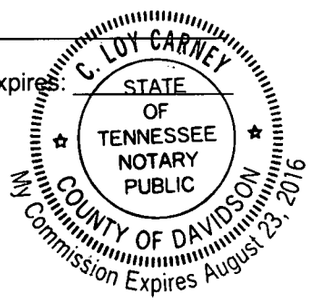
BY: _____
David Manning
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MANNING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MELLON AND MANNING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of March, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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