WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027127 DEEDWARR
Recvd: 04/04/16 14:56 2 pgs
Fees:13.00 Taxes:1374.55
20160404-0031924

R-VRES-16-1420-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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)
Kelly Caissie and Gregory Schamberg	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**083-05-0-362.00**
1420 Franklin Avenue	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **LESLY DOSSETT AND SARAH GREENE, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY CAISSIE AND GREGORY SCHAMBERG, WIFE AND HUSBAND,** 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 the westerly 50.0 feet of the easterly 138.0 feet of the northerly 240.0 feet of Block No. 2 on the corrected Plan of the subdivision of Blocks 1, 2 and 3 of the T.P. Weakly Home Place of record in Plat Book 421, Page 50, in the Register's Office for Davidson County, Tennessee.

Said part of Block No. 2 fronts 50.0 feet on the southerly side of Franklin or Seymour Avenue and runs back between parallel lines 240.0 feet to the northerly margin of a proposed alley.

Being the same property conveyed to Lesly Dossett and Sarah Greene by Warranty deed from David S. Derck of record in Instrument No. 20060417-0043219 Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 17, 2006.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 421, Page 50, 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: **1420 Franklin Avenue, Nashville, Tennessee 37206**.

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 1st DAY OF APRIL, 2016.

Lesly Dossett by John Gleaves as Attorney in Fact

Sarah Greene by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 LESLY DOSSETT AND SARAH GREENE, and who acknowledged he/she/they executed the same as the free act and deed of the said LESLY DOSSETT AND SARAH GREENE.

Witness my hand and official seal, this the 1st of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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