STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

X Heather R. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2016.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-4411D

BILL GARRETT, Davidson County
Trans: T20160035126 DEEDWARR
Recvd: 04/28/16 13:42 2 pgs
Fees: 13.00 Taxes: 702.63
20160428-0041600

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heather R. Jones, unmarried (NAME)	SWBC Mortgage Corporation (NAME)	26-6-102
114 Sheffield Court (STREET ADDRESS)	9311 San Pedro Avenue Suite 100 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **B. Dwayne Andrews and Wanda G. Andrews, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather R. Jones, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 283 on the plan of WINDSOR GREEN, PHASE 2, SECTION 2, of record in Book 6900, Page 549, Register's Office for said County, Tennessee.

Said Lot No. 283 fronts 71.75 feet on the southwesterly side of Sheffield Court and runs bank 124.5 feet on the northwesterly lot line and 107.66 feet on the southeasterly lot line to a broken line in the rear on which it measure a total of 63.05 feet thereon.

BEING the same property conveyed to B. Dwayne Andrews and wife, Wanda G. Andrews from Dianna G. Todd, now Gupton and husband, Roger Gupton, by Warranty Deed dated September 2, 1995, in Book 9783, Page 259, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6406, page 929, and in any allied instrument(s) referred to in said restrictions.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee.
3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
4. Charter of Homeowner's Association of record in Book 6396, Page 542 and in Book 8192, page 65, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

6. Easement to Madison Suburban Utility District as recorded in Book 4377, Page 94 and in Book 6636, page 824, Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer Easement as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 114 Sheffield Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 26th day of April, 2016.

B. Dwayne Andrews — April 26, 2016 Date

Wanda G. Andrews — April 26, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named B. Dwayne Andrews and Wanda G. Andrews, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of April, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066