WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039001 DEEDWARR
Recvd: 05/10/16 14:58 2 pgs
Fees:13.00 Taxes:1478.15
20160510-0046489

O-VRES-16-1010-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,500.00.

Kendall Morales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Kendall Morales	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**083-01-0-070.00**
1010 West Greenwood Avenue	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3433	**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, **DANIEL LOCHRIE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENDALL MORALES, AN UNMARRIED WOMAN,** 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 25 feet of Lot No. 18, all of Lot No. 19, and the Easterly 25 feet of Lot No. 20 on the Plan of Jones & Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 18, all of Lot No. 19, and part of Lot No. 20 front together 100 feet on the Southerly side of West Greenwood, formerly Edgar Avenue, and run back between parallel lines 154 1/2 feet to an alley.

Being the same property conveyed to Stuart M. Kimball and Michelle R. Keegan, one-half undivided each as tenants in common with right of survivorship by Warranty deed from Michael S. Ott of record in Instrument No. 20060306-0025798 Register's Office for Davidson County, Tennessee, dated February 27, 2006 and recorded on March 06, 2006.

Being the same property conveyed to Daniel Lochrie by Warranty deed from Stuart M. Kimball and Michelle R. Keegan of record in Instrument No. 20140828-0078912 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 28, 2014.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 142, 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: **1010 West Greenwood Avenue , Nashville, Tennessee 37206-3433**.

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 6th DAY OF MAY, 2016.

Daniel Lochrie

Daniel Lochrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL LOCHRIE, 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 6th of May, 2016.

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



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