WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160087151 DEEDWARR
Recvd: 10/04/16 11:21 2 pgs
Fees: 13.00 Taxes: 407.00
20161004-0104469

O-MR-16-6968-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

LAURA MITCHELL — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
Andrew Boucher	**SWBC Mortgage Corp**	
(NAME) **6968 Old Hickory Boulevard**	(NAME) **9311 San Pedro Ave., Ste. 100**	**039-00-0-272.00**
(ADDRESS) **Whites Creek, TN 37189-9001**	(ADDRESS) **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, **JAMES LYONS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW BOUCHER, A SINGLE 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" on the Plan of Jerry L. Elmore Lot of record in Book 8250, Page 422, 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 James Lyons by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20091110-0103902 Register's Office for Davidson County, Tennessee, dated November 6, 2009 and recorded on November 10, 2009.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

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 Book 8250, Page 422, Register's Office for Davidson County, Tennessee.
- Septic system encroachment of record in Book 5500, Page 157, in the Register's Office for Davidson County, Tennessee.
- Ingress Egress Utilities of record in Book 8000, Page 344, Book 9516, Page 356, in the Register's Office for Davidson County, Tennessee.
- Ingress Egress of record in Book 9603, Page 313, in the Register's Office for Davidson County, Tennessee.
- Telephone line easement of record in Book 756, Page 542, Book 875, Page 12, 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: **6968 Old Hickory Boulevard , Whites Creek, Tennessee 37189-9001**.

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 30th DAY OF SEPTEMBER, 2016.

James Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LYONS, 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 30th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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