WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(AFFIX SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

R-VRES-17-3125

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)
Alan Witt	**SWBC Mortgage Corp**	
(NAME) **3125 Boulder Park Drive**	(NAME) **9311 San Pedro Ave., Ste. 100**	**096-15-0-044.00**
(ADDRESS) **Nashville, TN 37214**	(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, **BRENDA G. BYERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAN WITT, 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. 96 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, 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 Brenda G. Roach, unmarried by Warranty deed from Norma Dean Redmon, a married person, (formerly Norma Dean Levinder) of record in Book 9418, page 514, Register's Office for Davidson County, Tennessee, dated July 21, 1994 and recorded on July 27, 1994.

Brenda G. Roach having since married and is now known as Brenda G. Byers. Robert F. Byers joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3642, Page 478, 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: **3125 Boulder Park Drive, Nashville, Tennessee 37214**.

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.

BILL GARRETT, Davidson County
Trans:T20170018695 DEEDWARR
Recvd: 03/03/17 13:21 2 pgs
Fees:13.00 Taxes:703.00

20170303-0021392

Witness my/our hand(s) this the 28th DAY OF FEBRUARY, 2017.

Brenda G. Byers

Brenda G. Byers

Robert F. Byers

Robert F. Byers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA G. BYERS, 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 28th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. BYERS, 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 28th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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