WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2017.

Notary Public

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

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

R-FSBO-17-644

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)
Seth M. James	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME)	(NAME)	
644 North 5th Street	**P.O. Box 202028**	**082-07-0-429.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Florence, SC 29502-2028**	
(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, **ERIN MARIE ROBINSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SETH JAMES, 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. 25 on the Plan of Village Manor of record in Plat Book 3300, Page 55, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 32.58 feet on the West side of North Fifth Street and extends back 159.61 feet on the South line and 161.6 feet on the North line, along the South margin of an alley, to another alley in the rear on which measures 21.46 feet.

Being the same property conveyed to Erin Marie Robinson, an unmarried woman by Warranty deed from Eilean Clark, married of record in Instrument No. 20150929-0098780 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 29, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 3300, Page 55, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3368, Page 23, Book 3375, Page 261, Book B399, Page 276 and Book 3405, Page 462, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160929-0098780 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: **644 North 5th Street, Nashville, Tennessee 37207**.

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:T20170037163 DEEDWARR
Recvd: 05/03/17 09:02 2 pgs
Fees:13.00 Taxes:586.45
20170503-0043329

Witness my/our hand(s) this the 1st DAY OF MAY, 2017.

Erin Marie Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN MARIE ROBINSON, 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 1st of May, 2017.

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



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