WARRANTY DEED

R-VRES-17-2708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

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)
Chanda J. Grubbs and Paul Earle Vaughn, Jr. **James K. Childerston and Carolyn S. Childerston**	**SWBC Mortgage Corp**	
(NAME) **2708 Meadow Rose Drive**	(NAME) **9311 San Pedro Ave., Ste. 100**	**83-8-217.00**
(ADDRESS) **Nashville, TN 37206**	(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, **DAVID J. TIRPAK AND WIFE, KATHLEEN A. TIRPAK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHANDA J. GRUBBS AND PAUL EARLE VAUGHN, JR., WIFE AND HUSBAND AND JAMES K. CHILDERSTON AND CAROLYN S. CHILDERSTON, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 14 on the plan of Rosewood Heights, Section 6, Second Addition, of record in Plat Book 2854, Page 21, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 14 fronts 153 feet on the easterly side of Meadow Rose Park Road and runs back 124.8 feet on the southerly line and 138.3 feet on the northerly line to a dead line in the rear on which it measures 166.3 feet.

Being the same property conveyed to David J. Tirpak and wife, Kathleen A. Tirpak, fka Kathy A. Brady, by Quitclaim Deed from David J. Tirpak and wife, Kathy A. Brady, recorded April 17, 2013 in Instrument No. 20130417-0038123 and further being the same property conveyed to David J. Tirpak and wife, Kathy A. Brady by Warranty Deed from Daniel A. Overby and Mary Ann Overby, Trustees of the Daniel A. Overby and Mary Ann Overby Living Trust, recorded November 29, 2001 in Instrument No. 20011129-0131031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 21, 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: **2708 Meadow Rose Drive, Nashville, Tennessee 37206**.

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:T20170042453 DEEDWARR
Recvd: 05/18/17 13:21 2 pgs
Fees:13.00 Taxes:1184.00
20170518-0049500

Witness my/our hand(s) this the 16th DAY OF MAY, 2017.

David J. Tirpak by Laura Mitchell, Attorney - in-fact
David J. Tirpak by Laura Mitchell, Attorney in Fact

Kathleen A. Tirpak by Laura Mitchell, Attorney - in-fact
Kathleen A. Tirpak by Lauara Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID J. TIRPAK AND KATHLEEN A. TIRPAK, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID J. TIRPAK AND KATHLEEN A. TIRPAK.

Witness my hand and official seal, this the 16th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-18-2018

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