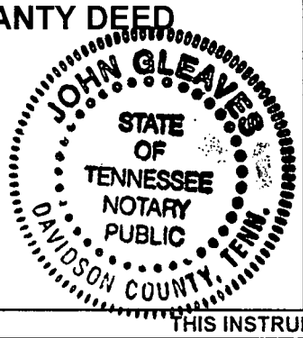
WARRANTY DEED



O-VRES-17-2737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2017.

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)
Kevin J. McGrath and Patricia K. McGrath	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**073-01-0-084.00**
22876 Hutchinson Rd	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Los Gatos, CA 95033	**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, **AUBREY C. WATSON AND WIFE, MARY E. WATSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN J. MCGRATH AND PATRICIA K. MCGRATH, HUSBAND AND WIFE,** 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. 34 on the Map of Happy Valley, Section H, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, dated September 2, 1945, as follows: Beginning at a point on the northerly margin of Bobby Avenue 1100 feet east of the easterly margin of Cooper Lane, being the corner Lots 33 and 34; thence with the line between the lots, northwardly 140 feet to the common corner of Lots 14, 15, 33 and 34; thence with the lines between Lots 15 and 34; eastwardly 75 feet to the common corner of Lots 15, 16, 34 and 35; thence with the line between Lots 34 and 35; southwardly 140 feet to the northerly margin of Bobby Avenue, westwardly 75 feet to the point of beginning. According to a survey by Campbell Surveying Company, dated June 6, 1980.

Being the same property conveyed to Aubrey C. Watson and wife, Mary E. Watson by Warranty deed from W. Chandler McCullough, Jr. and wife, Nancy P. McCullough of record in Book 5611, page 735, Register's Office for Davidson County, Tennessee, dated June 6, 1980 and recorded on June 12, 1980.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Acreage content of the subject property is not hereby insured;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2737 Bobby Avenue, Nashville, Tennessee 37216**.

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:T20170063066 DEEDWARR
Recvd: 07/24/17 09:54 2 pgs
Fees:13.00 Taxes:888.00
20170724-0074402

Witness my/our hand(s) this the 19th DAY OF JULY, 2017.

Aubrey C. Watson

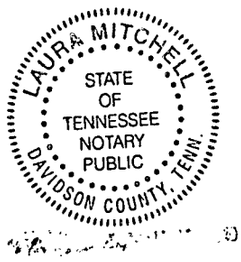
Mary E. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUBREY C. WATSON, 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 19th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

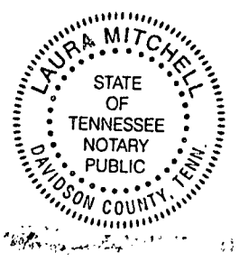


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. WATSON, 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 19th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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