WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E GRONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-VRES-17-0816

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)
Keith A. Marcum and Eliza Marcum	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**142-03-0-023.00**
816 Stirrup Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **EMMET C. DIBBLE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH A. MARCUM AND ELIZA MARCUM, 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. 361 on the Plan of A Resubdivision of Lots 359, 360, 361, 366 & 367, Walnut Hill Manor, Section 1 of record in Plat Book 4955, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 361 fronts 126.0 feet on the Northeasterly side of Stirrup Drive and runs back 155.8 feet on the Northwesterly line and 129.86 feet on the Southeasterly line to a line in the rear which is broken line measuring 98.18 feet thereon.

Being the same property conveyed to Emmet C. Dibble, a single person by Warranty deed from Claude David Buck, III and Joyce W. Daniels n/k/a Linda Buck, husband and wife of record in Instrument No. 20140721-0064401 and Scrivener's Affidavit recorded in Instrument No. 20160629-0066077 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 21, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 21, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4643, Page 946, amended in Book 5057, Page 885, and modified in Book 5440, Page 138, 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: **816 Stirrup Drive, Nashville, Tennessee 37221**.

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:T20170072162 DEEDWARR
Recvd: 08/21/17 08:56 2 pgs
Fees:13.00 Taxes:1128.50
20170821-0085438

Witness my/our hand(s) this the 17th DAY OF AUGUST, 2017.

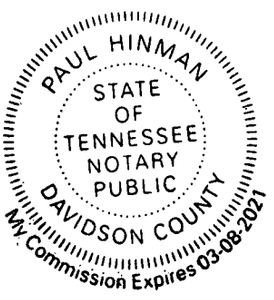
Emmet C. Dibble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMET C. DIBBLE, 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 17th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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