WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

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

G-VRES-17-5116

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)
John P. Netti and Lori A. Netti	SWBC Mortgage Corp	
(NAME)	(NAME)	
5116 Anchorage Dr.	9311 San Pedro Ave., Ste. 100	146-15-0-091.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	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, JAMES EDWARD DAVY AND EVELYN RUTH DAVY, HUSBAND AND WIFE, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto JOHN P. NETTI AND LORI A. NETTI, 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. 14 on the Plan of Halleywood Estates, Section II of record in Plat Book 2331, Page 81, 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. 14 fronts 88 feet on the Easterly side of Anchorage Drive and runs back between lines, 353.2 feet on the Southerly line and 403.2 feet on the Northerly line, to a dead line in the rear on which it measures 129.5 feet.

Being the same property conveyed to James Edward Davy and wife, Evelyn Ruth Davy by Warranty deed from James H. Geldrich and wife, Barbara H. Geldrich of record in Book 4142, page 684, Register's Office for Davidson County, Tennessee, dated June 08, 1987 and recorded on June 19, 1987.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 81, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth of record in Book 2481, Page 390, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Conveyance of water mains to Nashville Suburban Utility District of record in Book 2504, Page 379, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6369, Page 476, in the Register's Office for Davidson County, Tennessee.
- Restriction of record in Book 2497, Page 558, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4142, Page 684, 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: 5116 Anchorage Dr., Nashville, Tennessee 37220.

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
Batch# 40554 DEEDWARR
12/21/2017 02:37:36 PM 2 pgs
Fees: $13.00 Taxes: $1,232.10
20171221-0130223

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2017.

James Edward Davy by Kim Davy Given, Attorney in Fact

James Edward Davy by Kim Davy Given,
Attorney in Fact

Evelyn Ruth Davy by Kim Davy Given, Attorney in Fact

Evelyn Ruth Davy by Kim Davy Given,
Attorney in Fact

STATE OF North Carolina

COUNTY OF Carteret

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Davy Given, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES EDWARD DAVY AND EVELYN RUTH DAVY as per the Durable General Power of Attorney of record in Instrument No. 20171120-0118742 and Instrument No. 20171120-0118743, Register's Office for Davidson County, Tennessee, and who acknowledged she executed the same as the free act and deed of the said JAMES EDWARD DAVY AND EVELYN RUTH DAVY.

Witness my hand and official seal, this the 14 of December, 2017.

Notary Public
My Commission Expires: MAY 4, 2021
(SEAL)

William A. Thompson
Notary Public
Carteret County
North Carolina
My Commission Expires 5/4/21

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