WARRANTY DEED

Bill Garrett Davidson County
Batch# 41131 DEEDWARR
12/27/2017 10:21:41 AM 2 pgs
Fees: $13.00 Taxes: $554.63

20171227-0131030

P-RC-17-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Kim Merrill Parent	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	**043-09-0-041.00**
~~**210 Wiley Street**~~ 2105 June Drive	**9311 San Pedro Avenue #100**	
(ADDRESS)	(ADDRESS)	
~~**Madison, TN 37115**~~ Nashville, TN 37214	**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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC SOX, A MARRIED MAN, AND GEORGE BRANDT, A MARRIED MAN, AN UNDIVIDED 1/2 INTEREST EACH,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KIM MERRILL PARENT, UNMARRIED WOMAN,** hereinafter called the Grantee, her 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. 48 on the Plan of Overlook Estates, Block A, of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Sox and George Brandt, 1/2 undivided interest each by Substitute Trustee's deed from Padgett Law Group, Substitute Trustee of record in Instrument No. 20170830-0089030 Register's Office for Davidson County, Tennessee, dated August 21, 2017 and recorded on August 31, 2017.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF EITHER GRANTOR HEREIN.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, Page 952, 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: **210 Wiley Street, Madison, Tennessee 37115**.

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.

Witness our hands this the 21st DAY OF DECEMBER, 2017.

Eric Sox

George Brandt

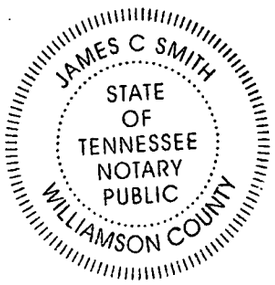
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC SOX, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2017.

Notary Public

My Commission Expires: 2-25-19
(SEAL)



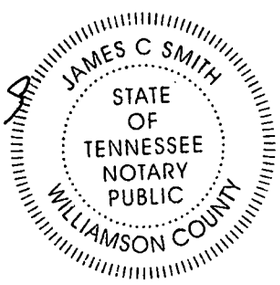
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE BRANDT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2017.

Notary Public

My Commission Expires: 2-25-19
(SEAL)



RETURN TO:
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Nashville, TN 37212