WARRANTY DEED



Y-VRES-17-933B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
William Stebbins and Jennifer Lee	SWBC MORTGAGE CORP	
(NAME)	(NAME)	**072-06-0C-002:00-CO**
4533 Belmont Park Terrace	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, **ASHLEY L. EARLEY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM STEBBINS AND JENNIFER LEE, 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 Unit No. 933-B on the Plan of Thomas Avenue Townhomes II, a Horizontal Property Regime with Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20141107-0103301, 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 Ashley L. Earley and Linda M. Burks, both unmarried, as tenants in common by Warranty deed from Honeybee Partners, LLC of record in Instrument No. 20151216-0126612 Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 16, 2015.

Being the same property conveyed to Ashley L. Earley by Quitclaim deed from Linda M. Burks of record in Instrument No. 20170214-0015149 Register's Office for Davidson County, Tennessee, dated February 07, 2017 and recorded on February 14, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 35, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141107-0103301, 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: **933 B Thomas Ave, 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
Batch# 47781 **DEEDWARR**
01/16/2018 01:03:10 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180116-0004467

Witness my/our hand(s) this the 10th DAY OF JANUARY, 2018.

Ashley L. Earley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY L. EARLEY, 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 10th of January, 2018.

Notary Public
My Commission Expires: 3/16/18
(SEAL)



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