WARRANTY DEED

Bill Garrett Davidson County
Batch# 123561 **DEEDWARR**
08/01/2018 03:26:46 PM 2 pgs
Fees: $13.00 Taxes: $752.16

20180801-0075399

W-BR-18-2409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,286.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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)
Charles F. Malin, III	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	**135-16-0A-030.00-CO**
2409 Ravine Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**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, **SETH SULLINS, UNMARRIED AND STEPHANIE SULLINS N/K/A STEPHANIE NEVILLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES F. MALIN, III, UNMARRIED MAN,** 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. 46 on the Plan of Subdivision For Tracts 8, 9 and 10 of Nashboro Village of record in Plat Book 5200, Page 187, 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 Seth Sullins and wife, Stephanie Sullins by Warranty Deed from Christa L. Cruikshank and Stephanie A. Wagner, both unmarried of record in Instrument No. 20100312-0019132 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 12, 2010.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page(s) 186 through 189, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Nashboro Villages of record in Book 4827, Page 14, Book 5425, Page 297, Book 5465, Page 561, Book 5588, Page 429 and Book 7751, Page 907 and Instrument No. 20001031-0108075, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20150914-0093006, Instrument No. 20160516-0048519 and Instrument No. 20180612-0056546, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4828, Page 434 and Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline of record in Book 3955, Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee and Minute Book 75, Page 192 , Chancery Court for Davidson County, Tennessee.
- Overhead Power Line Easements of record in Book 4821, Page 111, Register's Office for Davidson County, Tennessee.
- Easement for TVA Line Easement of record in Book 437, Page 14, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument No. 20140403-0027608, 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: **2409 Ravine Drive, Nashville, Tennessee 37217**.

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 my/our hand(s) this the 30th DAY OF JULY, 2018.

Seth Sullins by Stephanie Sullins n/k/a Stephanie Neville Attorney in Fact
Seth Sullins by Stephanie Sullins n/k/a Stephanie Neville
Attorney in Fact

Stephanie Sullins n/k/a Stephanie Neville
Stephanie Sullins n/k/a Stephanie Neville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE SULLINS N/K/A STEPHANIE NEVILLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SETH SULLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said SETH SULLINS.

Witness my hand and official seal, this the 30th of July, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE SULLINS N/K/A STEPHANIE NEVILLE, 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 30th of July, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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