This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $216,000.00.

Affiant

Subscribed and sworn before me this the 24 day of September, 2018.

Notary Public
My commission expires: 11-3-2020

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 145500 **DEEDWARR**
09/26/2018 10:02:37 AM 2 pgs
Fees: $13.00 Taxes: $799.20

20180926-0095352

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steven Augustine	Southwest Funding, LP	084-11-0 218.00
2407 Dennywood Dr	13150 Coit Road #100	
Nashville, TN 37214	Dallas, Texas 75240	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA WYRICK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVEN AUGUSTINE, A SINGLE MAN, AND ERIKA TEUFEL, A SINGLE WOMAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Wyrick, unmarried, by deed from Dorenda Pendleton Melton and husband, Kim Melton, (formerly Dorenda Pendleton), dated 11/05/1986, of record in Book 7038, page 67, said Register's Office.

Being also known as 2407 Dennywood Drive, Nashville, Tennessee 37214.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2407 Dennywood Dr, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24 day of September, 2018.

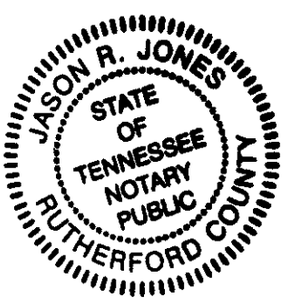
Barbara Wyrick

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Wyrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of September, 2018.

My commission expires: 12/1/2020



Notary Public