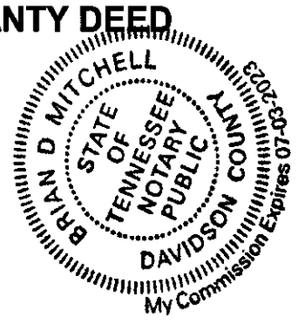
WARRANTY DEED



G-VRES-20-7208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(Al Karen Johnson Davidson County
Batch# 449591 **DEEDWARR**
08/04/2020 01:43:05 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200804-0086240

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)
Darius L. Rybinski and Katherine S. Nyquist	**SWBC Mortgage**	
(NAME)	(NAME)	
7208 Green Meadows Lane	**9311 San Pedro Ave., Ste. 100**	**142-10-0-107.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **BRANDON MCBRIDE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARIUS L. RYBINSKI AND KATHERINE S. NYQUIST, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 34 on the Plan of Green Meadows Subdivision, Section Two of record in Plat Book 5210, Page 37, 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 Brandon McBride by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20200302-0022865 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.
Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Ray A. Wynn of record in Instrument No. 20200302-0022864 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020
Being the same property conveyed to Ray A. Wynn by Quitclaim deed from Shelly L. Wynn, a single person of record in Instrument No. 20130403-0032987 and Correction of Deed Recorded in Instrument No. 20200302-0022863 Register's Office for Davidson County, Tennessee, dated February 08, 2012 and recorded on April 03, 2013.

The above referenced property was investment property and has never been the principal martial residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5376, Page 552, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7208 Green Meadows Lane, Nashville, Tennessee 37221**.

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 31st DAY OF JULY, 2020.

Brandon McBride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON MCBRIDE, 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 31st of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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