Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/07 09:54 2 pgs
Fees:13.00 Taxes:455.10

20070628-0077091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Deborah H. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin B. Mason	Suntrust Mortgage, Inc.	10604001400
(NAME) 412 Marwood Court	(NAME) 201 Fourth Ave. N/7th Floor	
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Garry Swanger and Patricia L. Brown Calderaz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin B. Mason, , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2 on the plan of Parklawn Estates, as of record in Book 3106, page 47, Register's Office.

Said Lot No. 2 fronts 105 feet on the east side of Marwood Court and runs back 238.75 feet on the north line and 238.9 feet on the south line, to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Garry Swanger and Patricia L. Brown Calderaz, by deed of record in Book 9279, Page 264, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jewell Brown, divorced, by deed from Raymond T. Glasgow and wife, Mary B. Glasgow, of record in Book 4720, Page 997, said Register's Office. By Quitclaim Deed of record in Book 9279, Page 264, said Register's Office, Jewell Brown conveyed his interest in subject property to Gary W. Swanger by Quitclaim Deed of record in Doc. No. 20021010-0124620, said Register's Office, Gary W. Swanger conveyed a fifty percent interest in subject property to Jewell Brown. The said Jewell Brown has since died. By Affidavit of Heirship of record in Doc. No. 20061108-0138925, said Register's Office, Patricia L. Brown Calderaz was established as the heir at law of Jewell Brown.

Garry Swanger and Garry W. Swanger being one and the same person.

unimproved ☐

This is improved ☒ property, known as 412 Marwood Court, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd day of June, 2007.

Garry Swanger

Patricia L. Brown Calderaz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garry Swanger and Patricia L. Brown Calderaz with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2007.

Commission expires:

Notary Public



