WARRANTY DEED

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 9, 2012

STATE OF Texas
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Patty Hagen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2011.

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: 1-9-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather M. Hagen	SWBC Mortgage Corp	09512016000
(NAME) 2709 McKeige Drive	(NAME) 9311 San Pedro Suite 100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) 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 considerations, the receipt of which is hereby acknowledged, we, **Alan Scott Wheeler and wife, Deborah Korzeniowski Wheeler,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heather M. Hagen, unmarried,** hereinafter called the GRANTEE(S), their heirs and/or 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. 40 on the Plan of Perry Heights, as shown by plat of record in Plat Book 2900, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alan Scott Wheeler and wife, Deborah Korzeniowski Wheeler by Deed from Steve Ozment and wife, Tina Ozment, dated 12/08/2004 and filed for record on 12/14/2004 in Instrument No. 20041214-0148808, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 18, said Register's Office

Restrictions of record in Book 2928, Page 445 and Book 11421, Page 498, said Register's Office.

Subject to Homeowners Association Charter of record in Book 7271, Page 917, said Register's Office.

Easement to Metro Government for sewer and storm drainage of record in Book 4712, Page 514, said Register's Office

BILL GARRETT, Davidson County
Trans:T20110012273 DEEDWARR
Recvd: 03/01/11 12:03 2 pgs
Fees:13.00 Taxes:369.63
20110301-0016386

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2709 MCKEIGE Drive, NASHVILLE, TN 37214-3135
(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 GRANTEE(S), their heirs and/or 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/or 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 24th day of February, 2011.

Alan Scott Wheeler

Deborah Korzeniowski Wheeler

State of Texas
County of Bexar

Personally appeared before me Alan Scott Wheeler and wife, Deborah Korzeniowski Wheeler, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of February, 2011.

Notary Public
My Commission Expires: _____

MICHAEL T. MEYER
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-14-2012

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122