BILL GARRETT, Davidson County
Trans:T20110017363 DEEDWARR
Recvd: 03/24/11 13:58 2 pgs
Fees:13.00 Taxes:373.63
20110324-0022907

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,980.00. Affiant Subscribed and sworn to before me, this the 23rd day of March, 2011. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tonia G. Swarthout	Avenue Bank	Map: 094-01
603 S 15th St	3823 Cleghorn Avenue	Parcel: 394
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTINE ELLIOTT AND PRESTON ELLIOTT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONIA G. SWARTHOUT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 105 on the Plan of Shelby Village No. Two, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Preston Elliott and Christine Elliott by Special Warranty Deed (Corporation) from CitiFinancial, Inc., a Tennessee Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS") of record in Instrument Number 20101025-0085123, Register's Office for Davidson County, Tennessee, dated September 29, 2010.

Being the same property conveyed to CitiFinancial, Inc., a Tennessee Corporation by Trustee's Deed from Shellie Wallace, Successor Trustee of record in Instrument Number 20100709-0053751, Register's Office for Davidson County, Tennessee, dated June 30, 2010.

Being the same property conveyed to James W. Swafford by Deed from Dorothy Sawyer Robinson, now known as Dorothy S. Sullivan, unmarried, of record in Book 8347, Page 64, Register's Office for Davidson County, Tennessee, dated April 30, 1991.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 603 South 15th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of March, 2011.

Christine Elliott

Preston Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christine Elliott and Preston Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of March, 2011.

Notary Public

My Commission Expires: 9-9-14

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY