BILL GARRETT, Davidson County
Trans: T20110031201 DEEDWARR
Recvd: 05/25/11 13:48 2 pgs
Fees: 13.00 Taxes: 381.10

20110525-0040130

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110400135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Bedford
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$103,000.00 Dawn Rogers
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, on the
20th day of MAY, 2011
Notary Public
MY COMMISSION EXPIRES: 12/10/13

DANA McGEE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAROLD GLENN SPEER, III 1015 GRANADA AVE. NASHVILLE, TN 37206	Peoples Bank of Bedford County P.O. Box 707 Shelbyville, TN 37162	083-01-0-173.00

FOR AND IN 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, I,

JOHN E. SWAIM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAROLD GLENN SPEER, III

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 part of Lot Number 22 on the Plan of W.H. Hyronemus Addition to Nashville, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50.0 feet on the Northerly side of Granada or Grand Avenue, formerly Bailey Avenue, and runs back between parallel lines 168.0 feet to an alley.

BEING the same property conveyed to John E. Swaim, unmarried, by Cash Deed from Department of Housing and Urban Development dated 7/15/10 and recorded 7/20/10 in Instrument Number 20100720-0056612, in the Register's Office of Davidson County, Tennessee.
ALSO BEING the same property previously conveyed to Department of Housing and Urban Development by Substitute Trustee's Deed from MCC TN, LLC, Substitute Trustee, dated 3/18/10 and recorded 3/26/10 in Instrument Number 20100326-0022583; MCC TN, LLC was appointed as Substitute Trustee by Notice of Appointment of Substitute Trustee dated 2/11/10 and recorded 2/26/10 in Instrument Number 20100226-0014773 (pursuant to the terms of a Deed of Trust executed by Cheryl A. Thomas of record in Instrument Number 20010226-0017361), in the Register's Office fro Davidson County, Tennessee.
ALSO BEING the same property previously conveyed to Cheryl A. Thomas, unmarried, by Warranty Deed from John G. Smith and wife, Melinda D. Smith dated 2/23/01 and recorded 2/26/01 in Instrument Number 20010226-0017360, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1015 GRANADA AVE., 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 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 my hand this 20th day of MAY, 2011.

JOHN E. SWAIM

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 JOHN E. SWAIM the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of MAY, 2011.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014