WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,500.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Return TO:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika K. Nash	SWBC Mortgage Corp	142-11
(NAME)	(NAME)	(MAP)
7209 Birch Bark Drive	9311 San Pedro, Suite 100	92.00
(ADDRESS)	(ADDRESS)	(PARCEL)
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, I/we, James Schremmer and Richard Schremmer, Co-Executors of the Estate of Josephine W. Schremmer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Erika K. Nash and Bryan Nash, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 32, on the Plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert J. Schremmer and wife, Josephine W. Schremmer, by deed from Martin Construction Company, a Tennessee Corporation, of record in Book 4038, page 317, Register's Office for Davidson County, TN. The said parties having since died, the said Robert J. Schremmer having predeceased Josephine W. Schremmer.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 7209 Birch Bark Drive, 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 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.

BILL GARRETT, Davidson County
Trans:T20110069703 DEEDWARR
Recvd: 11/04/11 12:56 2 pgs
Fees:13.00 Taxes:741.85
20111104-0086348

Witness my/our hand(s) this 31st day of October, 2011.

James Schremmer
Co-Executor of the Estate of
Josephine M. Schremmer

Richard Schremmer
Co- Executor of the Estate of
Josephine M. Schremmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Schremmer and Richard Schremmer, Co-Executors of the Estate of Josephine M. Schremmer, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Co-Executors of the Estate of Josephine M. Schremmer, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Estate, as Co-Executors.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of October, 2011.

Notary Public

My Commission Expires: 6/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY