Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120032045 DEEDWARR
Recvd: 05/02/12 10:37 2 pgs
Fees:13.00 Taxes:684.50
20120502-0037509

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2012.

Notary Public
My commission expires: 11/07/12

07-1204-84754

Address of New Owner:	Send Tax Bills to:	Tax Information
Samantha Shea Singer	Magna Bank	082-03-0-389.00
1014 Lischey Avenue	6525 Quail Hollow Road, Ste 300	
Nashville TN 37027	Mempshi, TN 37120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chris Hurd, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samantha Shea Singer, an unmarried woman, and Timothy Adam Swafford, an unmarried man, As tenants-in-common with rights of * hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * Survivorship

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Sharpe and Horns 1st Addition (erroneously referenced as Sharps and Horn's First Addition in the prior deed) to Northeast Nashville of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Turner by deed from Associates Financial Services Company, Inc., dated March 22, 1993, recorded March 24, 1993 in Book 8895, Page 50, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1, by deed from J.P. Sellers, Co-Trustee, dated November 3, 2010, recorded November 8, 2010 in Instrument No. 20101108-0089532, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Chris Hurd by deed from The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1, dated February 2, 2011, recorded February 15, 2011 in Instrument No. 20110215-0012964, Register's Office for Davidson County, Tennessee.

Stacy Sparks Hurd, spouse of Chris Hurd, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1014 Lischey Avenue, Nashville, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 30th day of April, 2012.

Chris Hurd

Stacy Sparks Hurd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chris Hurd and Stacy Sparks Hurd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of April, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY