WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120033943 DEEDWARR
Recvd: 05/08/12 14:12 2 pgs
Fees:13.00 Taxes:221.63
20120508-0039856

WARRANTY DEED

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2012

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Lousie Nicholson	SWBC Mortgage Corp	10803004800
(NAME)	(NAME)	
3066 Casa Dr	9311 San Pedro Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laney Bare** and **Jenny Bare**, formerly known as Jenny Lin, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vanessa Lousie Nicholson**, an unmarried woman 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:

Lot 96A, PATIO VILLA, SECTION 5 Subdivision, as shown on plat of record in Plat Book 6250, Page 490, (as incorrectly referenced as Plat Book 5200, Page 633 in Deeds recorded in Book 6873, Page 632, Book 9618, Page 930, Book 11698, Page 229, and Instrument No. 20060523-0060616) in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed by Warranty Deed in Book 11698, Page 229, in the Register's Office of Davidson County, Tennessee.

Jenny Lin and Jenny Bare are one in the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3066 Casa Dr, Nashville, TN 37214

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, has 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 our hands this **27th** day of **April, 2012**

Laney Bare By Ben Wilson AIF
Laney Bare by Ben Wilson Attorney in Fact

Jenny Bare By Ben Wilson AIF
Jenny Bare by Ben Wilson Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Laney Bare and Jenny Bare, and who acknowledged that he executed the same as the free act and deed of the said Laney Bare and Jenny Bare, by virtue of a Power of Attorney, duly executed and appearing of record in Book * , page , said Register's Office. * 20120508-0039854 ; 20120508-0039855

Witness my hand and official seal, this **27th** day of **April, 2012**

Tabatha Edwards
Notary Public

My commission expires:
11/3/15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY