WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045544 DEEDWARR
Recvd: 06/20/12 11:53 2 pgs
Fees:13.00 Taxes:473.60
20120620-0054071

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$128,000.00

Affiant

Subscribed and sworn to before me this 14th day of June, 2012.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Allan Hester	SWBC Mortgage Corporation	072-02-0-076.00
3711 Burrus Street	9311 San Pedro, Suite 100	
Nashville, TN 37216	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susan Neff, Trustee of 3711 Burrus Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Allan Hester and Kathryn Walker Hester, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 100 on the plan of E.B. Craig's Subdivision of the Crownover Property, of record in Book 894, page 640 and 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The 3711 Burrus Trust, from Deborah L. Litchfield and husband, Arthur H. Litchfield, by deed on February 23, 2011, of record in Instrument Number 20110225-0015701, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 894, page 640 and 641, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1163, page 418, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 8333, page 135, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3711 Burrus Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 14, 2012.

3711 Burrus Trust

Susan Neff, Trustee
By Susan Neff, Trustee

STATE OF Indiana
COUNTY OF Allen

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Susan Neff, ~~to me~~ known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 14, 2012

My commission expires 4/1/2017

Jessica Wh

Notary Public

