BILL GARRETT, Davidson County
Trans:T20120047831 DEEDWARR
Recvd: 06/28/12 14:56 2 pgs
Fees:13.00 Taxes:388.50

20120628-0056940

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2012.

Notary Public
My commission expires:

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Commission Expires JULY 8, 2013

02-1206-47904

Address of New Owner:	Send Tax Bills to:	Tax Information
Rebecca K. Gaines	SWBC Mortgage Corp.	061-07-0-122.00
1006 Broadmoor Dr	9311 San Pedro Ave. #100	
Nashville TN 37216	San Antonio, TX78216	

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, Jimmy Bryant and wife, Tangia Bryant, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rebecca K. Gaines and husband, James A. Gaines, 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:

Land in Davidson County, Tennessee, being Lot No. 11 of Block D on the Plan of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy Bryant and wife, Tangia Bryant, by deed from Mickey Milam, dated 6/10/04, recorded 6/23/04, of record in Instrument No. 20040623-0074291, said Register's Office.

Jimmy Bryant and Jimmie Bryant being one and the same person.

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 1006 Broadmoor Dr, Nashville, TN 37216

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 27th day of June, 2012.

Jimmy Bryant

Tangia Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Bryant and Tangia Bryant, 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 Brentwood, TN, this 27th day of June, 2012.

State of Tennessee at Large

My Commission expires

1/19/14

