WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $170,000.00.

Affiant

Subscribed and sworn to before me this 27 day of July, 2012

Notary Public
My Commission expires: 05/20/14
(Affix Seal)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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:
Eric S. Deems	SWBC Mortgage Corporation	07202016200
1110 Shelton Avenue	9311 San Pedro, Suite 1600	
Nashville, TN 37206	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, **Robert Braswell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eric S. Deems, unmarried and Randy S. Deems and Kelita C. Deems, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

owning as Tenants in Common with the right of Survivorship

Being the easterly 50 feet of Lot No. 49 on the plan of Inglewood Land Company, of record in Book 332, Page 101, 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 Robert Braswell from Andy Maloney, as Substitute Trustee (and not otherwise) by Substitute Trustee's Deed on March 22, 2012 of record in Instrument Number 20120323-0025101, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4269, page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1110 Shelton Avenue, Nashville, TN 37206**

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 July 27, 2012.

Robert Braswell
Robert Braswell

BILL GARRETT, Davidson County
Trans:T20120056133 DEEDWARR
Recvd: 07/31/12 11:12 2 pgs
Fees:13.00 Taxes:629.00
20120731-0067364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this July 27, 2012

My commission expires 8/19/14

Notary Public

