STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~106,000.00~~ $105,800.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2012.

Notary Public

My commission expires:
3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20120074604 DEEDWARR
Recvd: 10/02/12 15:21 2 pgs
Fees:13.00 Taxes:391.46
20121002-0089998

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARA E DEANS	SWBC Mortgage Corporation	61-14-77
1058 HORSESHOE DRIVE	9311 San Pedro, Suite 100	
NASHVILLE, TN 37215	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

HERNDON CROUCH, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara E. Deems & Brent M. Deems, wife and husband

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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF LOCUST GROVE ESTATES, OF RECORD IN BOOK 1424, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO HERNDON CROUCH, MARRIED BY CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 04/16/12 AND RECORDED ON 05/04/12 IN INSTRUMENT NO 20120504-0038522, SAID REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF SAID GRANTOR NOR HIS SPOUSE OR ANY HEIRS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1058 HORSESHOE DRIVE, NASHVILLE, TN 37215.

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, have a good right to convey it and the same in 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 my/our hand(s) this 29th day of October, 2012.

HERNDON CROUCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HERNDON CROUCH, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2012.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY