This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2012

Notary Public

My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120074637 DEEDWARR
Recvd: 10/02/12 15:33 2 pgs
Fees:13.00 Taxes:262.70

20121002-0090038

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Margaret Karen Jones Vial 905 Bryan Street Nashville, TN 37138	FIRST STATE BANK 480 OIL WELL RD. JACKSON TN 38305	44-15-082

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Donald R. Swartz, as sole partner of Mocha Properties, a Tennessee General Partnership,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Margaret Karen Jones Vial,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Daivdson County, Tennessee, Being lot No. 98 on the Plan of Village of Old Hickory, Section"D" as of record in Plat Book 1424, Page 65, Register's Office for Daividson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 98 fronts 55.0 feet on the easterly margin of Bryan St. and extends back between parallel lines 61.1 feet to a dead line on the rear of which it measures 55.0 feet.

Being the same property conveyed to Donald R. Swartz by Executor's Quit Claim Deed, dated May 1, 2012 of record in Instrument No. 20120523-0044583, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters shown on the plat of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2012 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 905 Bryan Street, Nashville, TN 37138

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of September, 2012.

Mocha Properties, a Tennessee General Partnership

Donald R. Swartz, Sole Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Donald R. Swartz** with whom I am personally acquainted, and who executed the within instrument for the purpose therein contained.

Witness my hand at Brentwood, TN, this 25th day of September, 2012.

Notary Public

My Commission Expires: 12-28-13

