Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120800623

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120076048 DEEDWARR
Recvd: 10/08/12 08:57 2 pgs
Fees:13.00 Taxes:258.63
20121008-0091752

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
1st day of OCTOBER, 2012

Notary Public

MY COMMISSION EXPIRES:

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY C. ASBROCK 6825 Hutson Avenue Nashville, TN 37216	Avenue Bank 3523 Cleghorn Ave Nashville TN 37215	061-14-0-015.00

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 ACKNOWLEDGED, WE,

JOHN E. ~~SWAIM~~ Swaim JES

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

JEREMY C. ASBROCK, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 175 on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to John E. Swaim, by Special Warranty Deed from Secretary of Veterans Affairs, dated 10/6/11 and recorded 11/1/11 in Instrument No. 20111101-0085038; and being the same property previously conveyed to Secretary of Veterans Affairs, by Substitute Trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 7/26/11 and recorded 8/1/11 in Instrument No. 20110801-0058626, in the Register's Office of Davidson County, Tennessee. The said Shapiro & Kirsch, LLP, having been appointed Substitute Trustee by instrument dated 5/11/11 and recorded 5/23/11 in Instrument No. 20110523-0039176, said Register's Office. Being the same property previously conveyed to Kevin Hilton and wife, Winona Hilton, by Warranty Deed from Mary L. Swank, unmarried, dated 3/17/06 and recorded 3/27/06 in Instrument No. 20060327-0034574, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6825 Hutson Avenue, 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 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 is 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 our hands this 1st day of OCTOBER, 2012.

JOHN E. ~~SWAIM~~
Swaim
JES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN E. SWAIN, the bargainor(s) 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 and official seal at Nashville, Tennessee this 1st day of OCTOBER, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014