WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/12 13:21 2 pgs
Fees:13.00 Taxes:332.63
20121212-0114495

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Raymond Swain Jr

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

ANN B. TYDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bir B. Gazmer	Peoples Home Equity	16203001200
(NAME) 4953 Cimarron Way	(NAME) 213 Ward Circle, Suite 201	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Raymond Swain, Jr. and wife, E. Marlene Swain**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bir B. Gazmer and wife, Bhakti Gazmer**, 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:

Being Lot No. 139 on the plan of Apache Hills, Section 3 of record in 4175, page 9, 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 Raymond Swain, Jr. and wife, E. Marlene Swain by deed from Martha J. Haynes, single of record in Book 6033, page 272, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantees; all matters on the plan of record in Book 4175, page 9, said Register's Office. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 4953 Cimarron Way, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of December, 2012.

Raymond Swain

Raymond Swain, Jr.

E. Marlene Swain

E. Marlene Swain

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Raymond Swain, Jr. and wife, E. Marlene Swain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of December, 2012.

Commission expires: October 5, 2015

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Ann B. Waddell

Ann B. Waddell Notary Public

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)