THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20120098680 DEEDQC
Recvd: 12/26/12 15:45 2 pgs
Fees:12.00 Taxes:0.00
20121226-0118998

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Robert James Warden & Carolyn J. Warden 103 Honey Creek Lane Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro Ave, #100 San Antonio, TX 78216	Map/Parcel: 161-13-0B-103.00-C0

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Patrick T. Warden and Ragena F. Warden, husband and wife, by these presents do hereby quitclaim and convey unto Robert James Warden and Carolyn J. Warden, husband and wife, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Creekside, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Creekside of record in Instrument Number 20040702-0079260, as amended in Instrument No. 20050204-0013611 and Instrument No. 20050329-0034131, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Robert James Warden and Carolyn J. Warden, husband and wife, and Patrick T. Warden and Ragena F. Warden, husband and wife by Warranty Deed from Jennifer Morris (formerly known as Jennifer Swedroe) and spouse, Matt Morris of record at Instrument No. 20120718-0062960, Register's Office for Davidson County, Tennessee, dated July 09, 2012 and recorded on July 18, 2012.

Being the same property conveyed to Jennifer Swedroe, an unmarried woman and Matt Morris, an unmarried man as tenants in common with right of survivorship by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership of record at Instrument No. 20050708-0078795, Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 08, 2005.

This is improved property known as: 103 Honey Creek Lane, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 18 day of December, 2012.

Robert James Warden
Affiant

My commission expires: 8/23/2016

DERRICK WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Affix Seal)

Derrick Wallace
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of December, 2012.

Patrick T. Warden

Ragena F. Warden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick T. Warden and Ragena F. Warden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2012.

Notary Public

DERRICK WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires
8/23/2016