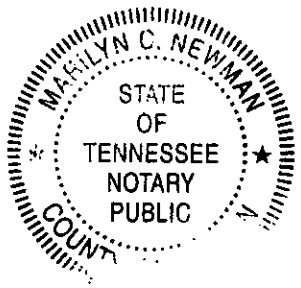
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rosemary Dubois	American Mortgage Services Company	11903011700
(NAME)	(NAME)	
205 Verde Meadows Dr	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Cincinnati, TN 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130017634 DEEDWARR
Recvd: 03/04/13 12:06 2 pgs
Fees:13.00 Taxes:610.50
20130304-0021419

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Swagler, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rosemary Dubois, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 102 on the plan of Glencliff Estates, Section 5, of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Betty Jean McWhirter-Mcgee, married and Henry Earl McGee by Deed from G. W. Holder, III, unmarried, dated 06/08/2004 and filed for record on 06/10/2004 in Instrument 20040610006877l, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. L. Holder by Deed from Betty Jean McWhirter-Mcgee, dated 06/14/2004 and filed for record on 10/26/2005 in Instrument 200510260129453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Swagler by Deed from Recontrust Company, Substitute Trustee, dated 11/23/2009 and filed for record on 12/22/2009 in Instrument 200912220116485, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Plat Book 2133, Page 21, in the Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 355 Flushing Drive, Nashville, TN 37211

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 28th day of February, 2013.

Daniel Swagler

State of Tennessee
County of Wilson

Personally appeared before me Daniel Swagler, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2013.

Notary Public Marilyn C Newman
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122