WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130026439 DEEDWARR
Recvd: 04/02/13 10:39 2 pgs
Fees:13.00 Taxes:888.00

20130402-0032240

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2013.

Notary Public

My commission expires: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chas Werner	SWBC Mortgage Corporation	**Map 118-02-0, Parcel 088.00**
841 Dewees Avenue	9311 San Pedro, Suite 100	
Nashville, TN 37204	San Antonio, TX 78257	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan Blake, an unmarried man

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

Chas Werner, a single man

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. 88 on the Plan of Kirkwood Heights-the W. T. Berry Estate, Section No. 5, of record in Book 1130, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jonathan Blake, by Deed from Joseph J. Bauer, Trustee of the Bauer 1995 Revocable Trust, dated April 14, 2005, of record in Instrument No. 20050418-0043021, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictive covenants of record in Book 1165, Page 360, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **841 Dewees Avenue, Nashville, TN 37204**

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 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 my/our hand(s) this **29th** day of **March, 2013.**

Jonathan Blake

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jonathan Blake,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2013.**

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-19-16